39-B

Davidson County DEEDWARR Recvd: 09/18/03 13:36 2pgs Fees:13.00 Taxes:1128.50 20030918-0138355	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$303,000.00~~ 335 Affiant Subscribed and sworn to before me, this the 10th day of September, 2003. Notary Public My commission expires: 2-10-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To: SAME	Map-Parcel Numbers
Martha R. Elrod	~~[illegible]~~	**Map 130-09, Parcel 017.00**
143 Brookfield Avenue	~~[illegible]~~	
Nashville, TN 37205	~~[illegible]~~	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

George Ducas and wife, Caroline Chustz Ducas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha R. Elrod, and husband, Bennie Ray Elrod, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 15, Block "C" on the Plan of the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A,B,C and D of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Ducas and wife, Caroline Chustz Ducas by deed from Kenneth M. Bryant and wife, Holly D. Hoffman Bryant of record in Book 10065, Page 840, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **143 Brookfield Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
Witness my/our hand(s) this 10th day of September, 2003.

George Ducas

Caroline Chustz Ducas

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Ducas and wife, Caroline Chustz Ducas,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **10th** day of **September, 2003.**

Notary Public

My Commission Expires: 7-30-05

