Davidson County DEEDWARR
Recvd: 06/15/04 11:15 2pgs
Fees:13.00 Taxes:429.20
20040615-0070551

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ray Elrod, et ux 2401 Crawford Rd. Lebanon, Tn. 37090	Same as New Owner	Map 73-11 Parcel 66

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BOBBY G. FOUST and wife, DELORIS FOUST, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RAY ELROD and wife, MARILYN ELROD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 116 on the Revised Plan of Sunset View, Section I, of record in Book 2663, pages 27 and 28, Register's Office for said County, described as follows:

Said Lot No. 116 fronts 120 feet on the southerly side of Dundee Lane and runs back 159.3 feet on the westerly line and 167 feet on the easterly line, to a line in the rear, measuring 72.7 feet thereon.

BEING the same property conveyed to Bobby G. Foust and wife, Deloris J. Foust, by deed dated 2/22/69 from William L. Gaskill and wife, Catherine Gaskill, of record in Book 4314, page 457, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2311 Dundee Lane, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 6686, page 366, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Bobby G. Foust
BOBBY G. FOUST

Deloris Foust
DELORIS FOUST

"GRANTEES"

Ray Elrod
RAY ELROD

Marilyn Elrod
MARILYN ELROD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY G. FOUST and wife, DELORIS FOUST, and RAY ELROD and wife, MARILYN ELROD, 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, at office, this the 10th day of June, 2004.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Marilyn Elrod
Affiant

Sworn to and subscribed before me, this the 10th day of June, 2004.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005