WARRANTY DEED

BOOK 4532 PAGE 609

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sigmund Litoff, etux (NAME)	Same (NAME)	Map 129-7
6508 Melinda Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 39
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

----------Ten & NO/100---------- ($10.00) *Dollars,*

The assumption of the balance due on a promissory note in the original amount of $19,000 secured by a Deed of Trust from Preston C. Smith, etux to R. Bruce Robertson, Jr., Trustee, of record in Book 3325, Page 352, Register's Office for Davidson County, Tennessee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Modesto M. Battan and wife, Helen G. Battan

have this day bargained and sold, and do hereby transfer and convey unto the said Sigmund Litoff and wife, Marilyn Litoff, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 43 on the Map of West Meade Farms, Inc., Section VI, as of record in Book 2331, page 125, Register's Office for said County. Said Lot No. 43 fronts 151 feet on the northwesterly side of Melinda Drive and runs back between lines 353.5 feet on the southwesterly line and 413.5 feet on the northeasterly line, which is a broken line, to a dead line in the rear on which it measures 48.1 feet.
Being the same real property conveyed to Modesto M. Battan and wife, Helen G. Battan by deed from Elwyn A. Saunders and wife, Marceline H. Saunders of record in Book 4047, Page 311, said Register's Office.

This conveyance is made subject to 10-foot eastment for public utilities, anchor easement, 100-foot building setback line from Melinda Drive and conditions of owners certificate, as shown on plan of record in Book 2331, page 125, Register's Office for Davidson County, Tennessee, and two restrictive covenants contained in an instrument of record in Book 2542, page 349, Register's Office for said County, and 1971 property taxes prorated and assumed by purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 26 day of Aug 1971

William F. Howard
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6508 Melinda Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Sigmund Litoff and wife, Marilyn Litoff, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Sigmund Litoff and wife, Marilyn Litoff, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 26th day of Aug, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Modesto M. Battan
MODESTO M. BATTAN

Helen G. Battan
HELEN G. BATTAN

mail to:

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, John P. Grimes *a Notary Public in and for said County and State,* Modesto M. Battan and wife, Helen G. Battan

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 26th *day of* August, *19*71

Notary Public

Commission expires 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I hereby swear or affirm that the actual consideration or value for this transfer, whichever is greater, is $37500.00, which is the amount shown on the face hereof.

Subscribed and sworn to before me this 27th day of August 19 71

Deputy Register

Before me, *a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as*

Witness my hand and seal, at office in *this* *day of* *19*

Notary Public

Commission expires

AUG27 71 CONV 37,500.00
AUG27 71 S'TAX A* 97.50
AUG27 71 PE'FEE A* .50
AUG27 71 M'DEED A* 4.00 * 102.00

WARRANTY DEED

FROM

MODESTO M. BATTAN, ETUX

TO

SIGMUND LITOFF, ETUX

326547

IDENTIF. REFERENCE

AUG 27 3 01 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE