WARRANTY DEED

BOOK 4561 PAGE 576

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy G. Berlin (NAME:)	Same (NAME:)	Map. 122-6
6618 Ellwood Ct. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 27
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness secured by Deed of Trust executed by James M. Creim and wife, Claire R. Creim, to Herschel Greer, Trustee, of record in book 3827, page 624, Register's Office for Davidson County, Tennessee,

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

We, JAMES M. CREIM and wife, CLAIRE R. CREIM,

have bargained and sold, and by these presents do transfer and convey unto the said DOROTHY G. BERLIN, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 142 on the Plan of West Meade Park, Inc., Section 4, as of record in book 3300, pages 68 and 69, Register's Office for said County.

Said Lot No. 142 fronts 190 feet on the westerly side of Ellwood Court and runs back 216 feet on the northerly line and 218 feet on the southerly line to a dead line, measuring 218.8 feet thereon.

Being the same property conveyed to James M. Creim and wife, Claire R. Creim, by deed from Patterson & Fox Construction Company, a partnership, of record in book 3827, page 648, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 3102, page 381, Register's Office for Davidson County, Tennessee, made applicable to premises by instrument of record in book 3401, page 611, Register's Office for said County, and amended in book 4119, page 926, Register's Office for said County; owner's certificate, a 10-foot easement for public utilities along the westerly line of premises, and a 10-foot easement for public utilities and drainage easement along the southerly line of premises; 2.5 x 25-foot anchor easement at northeast corner of premises, and a 50-foot building setback line from Ellwood Court, as shown on plan of record in book 3300, pages 68 and 69, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $51,410.00

Subscribed and sworn to before me, this the 15th day of November, 1971

Dorothy G. Berlin
Affiant

My commission expires: 5-23-73

Notary Public

(Affix Seal)

unimproved ( )
This is improved (X) property, known as 6618 (House Number) Ellwood Court (Street), Nashville (P. O. Address:), Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DOROTHY G. BERLIN, their *heirs and assigns, forever.*

And we *do covenant with the said* Dorothy G. Berlin, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except by easements, owner's certificate, setback line and restrictive covenants as hereinabove set forth, and deed of trust as hereinabove set forth, and taxes for the year 1971, subject to which this conveyance is executed.

And we, James M. Creim and wife, Claire R. Creim, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dorothy G. Berlin, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 15th *day of* December, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Creim

Claire R. Creim

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie George, a Notary Public in and for said County and State, the within named James M. Creim and wife, Claire R. Creim,

the bargainor s, 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 15th day of December, 19 71.

Annie George, Notary Public.

Commission Expires 5-23-73

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....,

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 .....

4557 IDENTIF. REFERENCE DEC 15 2 40 PM '71 FELIX A. WILSON REGISTER DAVIDSON COUNTY, TENN.

DEC 15 CONV 51,410.00
DEC 15 S TAX A* 133.64
DEC 15 FEE A* 50
DEC 15 DEED A* 6.00
A* 140.14