WILLIAMS SHIELDS & WILSON
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5113 PAGE 310

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David A. Berezov et ux	Collateral Investment Company	9D 40095
(NAME) Rt. 5, South Harpeth Road	(NAME) 2233 Fourth Avenue North	Map 168
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37221	(STREET ADDRESS) Birmingham, Alabama 35203	Parcel 15⁶
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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,

We, HOWARD D. DERRICK, JR. AND WIFE, CONSTANCE E. DERRICK,

have this day bargained and sold, and do hereby transfer and convey unto the said

DAVID A. BEREZOV AND WIFE, MADELYN BEREZOV,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of Davidson County, Tennessee and beginning at a point in the westerly margin of South Harpeth Road where an unnamed road intersects same, said point being the southeasterly corner of Jesse W. Flowers property of record in Book 2875, page 506, Register's Office for Davidson County, Tennessee; thence south 89 degrees west 610 feet, more or less, along the northerly margin of said unnamed road to the point of beginning of this tract; thence continuing south 89 degrees west 170 feet along the northerly margin of said road to a point; thence north 5 degrees west 230 feet to a point, thence south 86 degrees west 114.1 feet to a point; thence north 2 degrees east 171.8 feet to a point; thence north 89 degrees 30' east 273 feet to a point; thence south 5 degrees east 399 feet to a point in the northerly margin of said unnamed road, being the point of beginning of this tract.

Together with an easement for a 50-foot roadway lying south of and adjacent to the above-described property extending eastwardly from said property to South Harpeth Road, the purpose of said easement being complete and full ingress and egress from the subject property to the South Harpeth Road.

Being part of the same property conveyed to Howard D. Derrick, Jr.and wife, Constance E. Derrick, by deed from Howard D. Derrick, Jr. and wife, Constance E. Derrick, and Edward H. Derrick and wife, Shirley A. Derrick, of record in Book 4641, page 220, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Subscribed and sworn to before me, this the 31st day of January 19 77

David A. Berezov
Affiant

My commission expires: 2-5-78 (Affix Seal)

Notary Public

NOTARY PUBLIC COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as Rt. 5, South Harpeth Road, Nashville
(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

David A.Berezov and wife, Madelyn Berezov, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David A. Berezov and wife, Madelyn Berezov, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard D. Derrick, Jr.

Constance E. Derrick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Howard D. Derrick, Jr. and wife, Constance E. Derrick *the within named 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 Madison, *Tennessee, this* 31st *day of* January, *19* 77.

Tom Hurst *Notary Public*

Commission expires 2-8-78

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 .....

FEB-8??	CONV	43,500.00		
FEB-8??	S'TAX		B* 113.10	
FEB-8??	PR'FEE		B* .50	
FEB-8??	W'DEED		B* 4.00	* 117.60

WARRANTY DEED

FROM
HOWARD D. DERRICK JR. ET UX

TO
DAVID A. BEREZOV ET UX

D 8 8 5 5 4

IDENTIF REFERENCE

FEB 8 1 45 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of

Lawyers Title of Nashville, Inc.
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