BOOK 5167 PAGE 70

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark S. Serkin (NAME)	First Federal Savings & Loan (NAME)	115-11-77
6360 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) ----------*Dollars,* and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, James S. Price and wife, Ellin-Kelly D. Price

have this day bargained and sold, and do hereby transfer and convey unto the said Mark S. Serkin and wife, Faye F. Serkin

their ~~heirs~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 264 on the Map of West Meade Farms, Inc., Section "P", as of record in Book 2133, page 22, Register's Office for said County.

Said lot fronts 142 feet on the northerly side of Bresslyn Road and runs back 359 feet on the easterly line and 362 feet on the westerly line, to a dead line in the rear, measuring 142.3 feet thereon.

Being the same property conveyed to James S. Price and wife, Ellin-Kelly D. Price, by deed from Neil Martin Anderson and wife, Barbara Anderson, of record in Book 4598, page 571, Register's Office for said County.

This conveyance is made subject to the following encumbrances:

1. 1977 Taxes to be prorated and assumed by Grantees.

2. Twenty-foot public utilities easement, 100-foot building setback line from Bresslyn Road and conditions of owner's certificate, as shown on plan of record in Book 2133, page 22, Register's Office for Davidson County, Tennessee.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 1 day of July 19 77.

Affiant Mark S. Serkin

My commission expires: 8-13-80 (Affix Seal)

Notary Public Jerry Ray Hall

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 6360 Bresslyn Road, Nashville, Tn. (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 Mark S. Serkin and wife, Faye F. Serkin

their ~~heirs~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.* except as set forth above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mark S. Serkin and wife, Faye F. Serkin

their ~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

NOTARY PUBLIC ZEROUS COUNTY, TENNESSEE

Witness our *hand* s *this* 1st *day of* July, 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.*

James S. Price
James S. Price

Ellin-Kelly D. Price
Ellin-Kelly D. Price

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JEANNE P. ZEIGLER, *a Notary Public in and for said County and State,* James S. Price and wife Ellin-Kelly D. Price

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 NASHVILLE, *Tennessee, this* 1st *day of* July, 19 77

Commission expires Feb 18, 1980 — Jeanne P. Zeigler *Notary Public*

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 .....

continued

3. Restrictive covenants contained in an instrument of record in Book 2103, page 279, Register's Office for Davidson County, Tennessee.

JUL-5 77	CONV	60,000.00			
JUL-5 77	S'TAX		B*	156.00	
JUL-5 77	PR'FEE		B*	.50	
JUL-5 77	W'DEED		B*	4.00	* 160.50

WARRANTY DEED

FROM

James S. Price and wife, Ellin-Kelly D. Price

TO

Mark S. Serkin and wife, Faye F. Serkin

E 12604

IDENTIF. REFERENCE

JUL 5 1 46 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Prepared by George Crawford, Attj
First American Center
Nashville, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238