WARRANTY DEED

BOOK 5191 PAGE 984

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Michael R. Politzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 77.

Notary Public

MY COMMISSION EXPIRES: November 10, 1979.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, 4515 Harding Road, Suite 303, Nashville, 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Politzer, et ux (NAME)	COMMERCE UNION BANK (NAME)	156-2
600 Harpeth Knoll Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	31
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	9D-60062

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES E. ELROD and wife, CAROL M. ELROD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. POLITZER and wife, EMILY D. POLITZER

HEREINAFTER CALLED 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. 399 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee.

Beginning on the south margin of Harpeth Knoll Road, at the corner of Lots Nos. 398 and 399; thence, with the south margin of the Road, westerly 82.3 feet to a monument; thence, around a curve in a southwesterly direction 38.23 feet to a monument in the easterly margin of Harpeth Bend Drive; thence, southerly with the Drive, 106.9 feet to a monument; thence, easterly with the rear line of Lot No. 399, 153 feet to the corner of Lots Nos 398 and 399; thence along the line of said lots northerly 163.6 feet to the point of beginning.

Being all the same property conveyed to Charles E. Elrod and wife, Carol M. Elrod by deed from Daniel B. Smith, Jr., and wife, Janet R. Smith of record in Book 4901, page 17, Register's Office for said County.

Subject to restrictive covenants of record in Book 4237, page 179 and Book 3857, page 858, to the limitations on the plan of record in Book 4175, page 15, all in the Register's Office for Davidson County, Tennessee, and to 1977 property taxes which have been prorated and the Grantees assume in full.

This is unimproved ( ) improved (X) property, known as 600 Harpeth Knoll Road, Nashville, Tn. 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of August, 19 77

Charles E. Elrod
CHARLES E. ELROD

Carol M. Elrod
CAROL M. ELROD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, MARBUT GLENN GASTON, JR., a Notary Public in and for said County and State, the within named CHARLES E. ELROD AND WIFE CAROL M. ELROD

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 24th day of August, 1977

Marbut Gaston
Notary Public

Commission Expires 1-19-81

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} {acknowledged} {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} {as such} _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

E 23723

IDENTIF. REFERENCE

SEP 1 2 23 PM '77

REGISTER DAVIDSON COUNTY, TENN.

SEP-1 77	CONV	52,500.00		
SEP-1 77	S'TAX		B* 136.50	
SEP-1 77	PR'FEE		B* .50	
SEP-1 77	W'DEED		B* 4.00	* 141.00

WARRANTY DEED

FROM
CHARLES E. ELROD and wife,
CAROL M. ELROD

TO
MICHAEL R. POLITZER and wife,
EMILY D. POLITZER

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York