WARRANTY DEED

BOOK 5195 PAGE 417

FROM J.B. ELIZER AND WIFE, FRANCES G. ELIZER

ADDRESS NEW OWNER(S) AS FOLLOWS:	FRED ALLEN MATHIS AND WIFE, FRANCES S, MATHIS 413 Mercomatic Drive Nashville, Tennessee 37209	
SEND TAX BILLS TO:	SAME 413 Mercomatic Drive Nashville, Tennessee 37209	
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 102-4-183

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IDENTIF. REFERENCE

SEP 12 9 49 AM '77

FELIX A. ... DAVIDSON COUNTY, TENN. ...STER

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,950.00 Affiant Fred Allen Mathis, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 1977
DATE

NOTARY PUBLIC 1-31-78 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Fred Allen Mathis and wife, Frances S. Mathis, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Fred Allen Mathis and wife, Frances S. Mathis to assume and agree to pay the unpaid balance of a loan in the original principal amount of $28,500.00 to First and Mid-South Mortgage Company, secured by a deed of trust of record in Book 4925, page 427, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

J.B. ELIZER AND WIFE, FRANCES G. ELIZER,

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

FRED ALLEN MATHIS AND WIFE, FRANCES S. MATHIS, GRANTEES

their (his, her, its) heirs, successors and assigns,

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

LAND in DAvidson County, Tennessee, being Lot No. 808 on the Plan of Charlotte Park, Section 22, of record in Book 3700, pages 67 and 68, Register's Office for said County, described as follows:

BEGINNING on the southerly side of Mercomatic Drive at the corner of Lots Nos. 808 and 809; thence with the line between said two lots, southerly 129.7 feet; thence with the line between Lots Nos. 807 and 808, westerly 126.3 feet to the easterly margin of Mercomatic Court; thence with the same, northerly 90.3 feet to the beginning of a curve; thence around said curve, northeasterly 36.83 feet to the southerly margin of Mercomatic Drive; thence with the same, easterly 72.56 feet to the beginning.

BEING the same property conveyed to J.B. Elizer and wife, Frances G. Elizer by deed from John R. Jamison and wife, Roma J. Jamison, of record in Book 5178, page 354, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: Restrictive covenant contained in instruemnt of record in book 4017, page 699, said Register's Office; the Plan of record in Book 3700, pages 67 and 68, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Mercomatic Drive and a 25 foot minimum building setback line from Mercomatic Court and a 10 foot easement for public utility and drainage purposes along the easterly line of said lot.

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 413 Mercomatic Drive, Nashville, Tennessee 37209
Number Street City State 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, successors 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 except of record.

AND WE GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 31st day of AUGUST 19 77

J.B. ELIZER

Frances G. Elizer
FRANCES G. ELIZER

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named J.B. ELIZER AND WIFE, FRANCES G. ELIZER

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 31 day of AUGUST 19 77

1-31-78
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

SEP 12 CONV 33,950.00
SEP 12 S'TAX B* 38.14
SEP 12 PUTEE B* .50
SEP 12 DEED B* 4.00 * 92.64

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)