BOOK 5248 PAGE 775 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

David A. Berezov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 78

Notary Public

MY COMMISSION EXPIRES: August 6, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship, Atty. 3311 Gallatin Rd. Nashville, Tenn. 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Berezov, et ux (NAME)	David A. Berezov (NAME)	Map 168
Rt. #5 South Harpeth Rd (STREET ADDRESS OR ROUTE NUMBER)	Rt. # 5 South Harpeth Road (STREET ADDRESS)	Parcel 156
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	

Mail

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, Howard D. Derrick, Jr. and wife, Constance Derrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Berezov and wife, Madelyn M. Berezov

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:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows, to wit:

BEGINNING at a point, said point being the southwest corner of the property conveyed to John D. Davis and wife, Fredonia P. Davis, of record in Book 4714, Page 302, Register's Office for said County; thence north 89 degrees East along the southerly line of the Davis property 621 feet, more or less, to a point in the westerly margin of South Harpeth Road; thence with said margin of said road, south 13 degrees 30 minutes East 50.4 feet to a point, said point being the northeast corner of the property conveyed to J. W. Flowers, by deed of record in Book 2875, Page 405, Register's Office for said County; thence along the north line of the Flowers property, south 89 degrees West 629 feet, more or less, to a point in the east line of the property conveyed to David A. Berezov and wife, Madelyn M. Berezov, by deed from Howard D. Derrick, Jr. and wife, Constance Derrick, of record in Book 5113, Page 310, Register's Office for said County; thence in a northerly direction along the east line of the Berezov property, 50 feet more or less, to the point of beginning.

BEING a part of the 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. Derrice, of record in Book 4641, Page 220, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as part of parcel 156, Map 168 Rt.#5 South Harpeth Road Nashville, Tenn. 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 31st day of January, 1978

Howard D. Derrick Jr.

Constance E. Derrick

STATE OF TENNESSEE
Davidson County

5248 PAGE 776

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Howard D. Derrick, Jr. and wife, Constance E. Derrick

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 31st day of January, 1978

Commission expires August 6, 1980

Notary Public

BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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

WARRANTY DEED

FROM

TO

E 4 8 7 1 3

IDENTIF. REFERENCE!

FEB 2 10 12 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FEB-2 78	CONV	*	500.00				
FEB-2 78	S'TAX			B*	1.30		
FEB-2 78	PR'FEE			B*	.50		
FEB-2 78	W'DEED			B*	4.00	*	5.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.