BOOK 5273 PAGE 245

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles V. Glaser and wife, Beverly Z. Glaser (NAME:)	SAME (NAME:)	43-15-7
807 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115 (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 consideration, the receipt of which is hereby acknowledged,

APR 13 78	CONV	33,000.00			
APR 13 78 S'TAX			B*	85.80	
APR 13 78 PR'FEE			B*	.50	
APR 13 78	W'DEED		B*	6.00	* 92.30

we, Charles E. Neal and wife, Orlinda Ella Neal,

have bargained and sold, and by these presents do transfer and convey unto the said Charles V. Glaser and wife, Beverly Z. Glaser, their

heirs 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. 1, on the Second Revised Plan of Myatt-Egan Subdivision of Lots 2 and 3 of the Anderson Estates, as of record in Book 1424, page 150, Register's Office for said County.

SAID Lot No. 1 which is a corner lot fronts 79.92 feet on the northerly side of Old Hickory Boulevard and extends around a curve 31.05 feet in a northwesterly direction to front 161.92 feet on the easterly margin of Myatt Drive, and extends back 100 feet on its northerly line and 182 feet on its easterly line to a point.

Included in the above description, but expressly excluded herein is a strip of land being part of Lot No. 1 which was conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 4356, page 665, said Register's Office, described as follows:

BEGINNING at a point in the East margin of Myatt Drive at the corner of Lot Nos. 1 and 5; thence south 86 degrees 28 minutes East 4 feet along the line between Lot Nos. 1 and 5, the same being the south margin of State Highway No. 45, to a point in the new relocated Easterly margin of Myatt Drive; thence Southwesterly 63.5 feet along a curve on the new relocated Easterly margin of Myatt Drive to a point on the present east margin of Myatt Drive; thence North 3 degrees 48 minutes East 63 feet along the present East margin of Myatt Drive to the point of beginning and containing 130 square feet.

(CONTINUED)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 13th day of April, 19 78.

Affiant

My commission expires: [illegible] Commission Expires August 15, 1981

(Affix Seal)

Notary Public

BEING the same property conveyed to Charles E. Neal and wife, Orlinda Ella Neal by deed from E. C. Chance & Son Realty Company, Inc., of record in Book 3279, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be prorated and assumed by Grantees.
(2) Restrictive covenants contained in instrument of record in Book 1759, page 211, and in Book 1846, page 147, said Register's Office.
(3) The Plan of record in Book 1424, page 150, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Old Hickory Boulevard and a 15 foot minimum building setback line from Myatt Drive, and a 10 foot easement for public utility purposes along the northerly line of said lot.
(4) Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of record in Book 5192, page 306, said Register's Office.

IDENTIF. REFERENCE

E 5 9 7 4 6

APR 13 3 55 PM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 901 Old Hickory Boulevard, Madison, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles V. Glaser and wife, Beverly Z. Glaser, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles V. Glaser and wife, Beverly Z. Glaser *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 as noted above.

And we, Charles E. Neal and wife, Orlinda Ella Neal, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles V. Glaser and wife, Beverly Z. Glaser, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13th *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E. Neal
CHARLES E. NEAL
Orlinda Ella Neal
ORLINDA ELLA NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Charles E. Neal and wife, Orlinda Ella Neal,

*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* 13 *day of* April, *19* 78.

..., *Notary Public.*

Commission Expires ...

STATE OF ...
COUNTY OF ...

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ...

the bargainor..., *with whom I am personally acquainted, and who acknowledged that* ... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..., *this* ... *day of* ..., *19*....

..., *Notary Public.*

Commission Expires ...

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 ...