File Box 4

FORM NO. WD-1

BOOK 5855 PAGE 412

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 82

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Litvak (NAME)	Owner (NAME)	129-15-78
6809 Highland Park Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	09DZ-59101
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jack Seidner and wife, Sara Seidner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Litvak and wife, Barbara D. Litvak

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 Davidson County, Tennessee, being Lot No. 38 on the Plan of West Meade Highlands Subdivision, Section 1, as of record in Book 3700, page 70, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Highland Park Drive, the common front corners of Lots 38 and 39; thence with the line between said lots, westwardly 147.2 feet to a point; thence southerly 134.73 feet to a point in the northerly margin of an unnamed street; thence with the northerly margin of same, eastwardly 90 feet to a concrete monument at the beginning of a curve into Highland Park Drive; thence around said curve in a northeasterly direction 36.91 feet to a concrete monument in the westerly margin of Highland Park Drive; thence with the westerly margin of Highland Park Drive, northerly 83.57 feet to the point of beginning.

Being the same property conveyed to Jack Seidner and wife, Sara Seidner, by deed from B. Warren Fuson and wife, Madge H. Fuson, of record in Book 4481, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4025, page 420; Book 3502, page 153, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 6809 Highland Park Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37205 (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 25th day of February, 1982

Jack Seidner

Sara Seidner

STATE OF TENNESSEE
Davidson County

BOOK 5855 PAGE 413

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Seidner and wife, Sara Seidner

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 25th day of February, 1982

Commission expires 4/22/84

Notary Public

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 (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 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

Jack Seidner and wife,

Sara Seidner

TO

Robert C. Litvak and wife,

Barbara D. Litvak

G 81006

IDENTIF. REFERENCE

FEB 25 12 38 PM '82

FELIX Z. GILLISON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

4217 02/25 [illegible] CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5855 PAGE 414

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			94600.00- CO	
			245.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	252.20-
4217A02/25/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G81006

IDENTIF. REFERENCE

FEB 25 12 30 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 868679