Bk 55

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
JOHN L. VAN CLEAVE, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER AS AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS:
Charles W. Eckstein	SAME	117-6
2107 Golf Club Lane		parcel 68
Nashville, Tennessee 37215		

BOOK 6374 PAGE 104

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty-Five Thousand and No/100 Dollars ($325,000.00) of which One Hundred Ninety-Nine Thousand Eight Hundred Seventy-Seven and 87/100 Dollars ($199,877.87) has been paid in cash the receipt of which is hereby acknowledged and for the remainder One Hundred Twenty-Five Thousand One Hundred Twenty-Two and 13/100 Dollars ($125,122.13) CHARLES W. ECKSTEIN and wife, CAROLYN M. ECKSTEIN jointly and severally assume and agree to pay the holder thereof as and when due the principal unpaid balance of an indebtedness in the original sum of One Hundred Forty-One Thousand Two Hundred and No/100 Dollars ($141,200.00) evidenced by a Promissory Note of DR. MELVIN L. ELSON and wife, BETTY M. ELSON dated September 30, 1976 payable to Juanita L. Chambers, secured by Deed of Trust of record in Book 5073, page 941, Register's Office for Davidson County, Tennessee and further assume and agree to abide by all other terms of the said Deed of Trust, DR. MELVIN L. ELSON and wife, BETTY M. ELSON have bargained and sold, and do hereby transfer and convey unto the said CHARLES W. ECKSTEIN and wife, CAROLYN M. ECKSTEIN their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 1 on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows: Beginning in the center of Golf Club Road at the northwest corner of the property conveyed to J. Fred Hathcock and wife by deed from Justin Potter and wife, of record in Book 1258, page 635, Register's Office for said County; thence with Hathcock's westerly line, south 3 deg. 27' west 359.8 feet to a post 43 feet west of a large iron pipe at the common corner of lots Nos. 1, 19 and 40; thence with the line between lots Nos. 1 and 19, westwardly 230 feet; thence northwardly 363, more or less, to the center of said Road; thence with the center of said Road, eastwardly 230 feet to the beginning.

Being the same property conveyed to Dr. Melvin L. Elson and wife, Betty M. Elson, by deed from Juanita L. Chambers, a widow, of record in Book 5073, page 938, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants at Record in Book 1394, page 146, Register's Office for said County.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Three Hundred Twenty-Five Thousand and No/100 ($325,000.00).

Charles W Eckstein
AFFIANT

Subscribed and sworn to before me this the 31st day of August, 1984.

Judy A Dobbs
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5-20-87

7537

This is improved property, known as 2107 Golf Club Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CHARLES W. ECKSTEIN and wife, CAROLYN M. ECKSTEIN, their successors, heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple have a good right to convey it, and that the same is unencumbered except as set forth above and except for 1984 property taxes which have been prorated and assumed by Grantees.

Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to said CHARLES W. ECKSTEIN and wife, CAROLYN M. ECKSTEIN their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 31 day of Aug, 1984

Dr. Melvin L. Elson
DR. MELVIN L. ELSON

Betty M. Elson
BETTY M. ELSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared me, Judy A. Dobbs, a Notary Public in and for said County and State, DR. MELVIN L. ELSON and wife, BETTY M. ELSON, the within named bargainors, 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 August, 1984.

NOTARY PUBLIC Judy A. Dobbs

NOTARY PUBLIC STATE OF TENNESSEE LARGE

My Commission Expires:

5-20-87

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

G246815

I 47421

IDENTIFICATION REFERENCE

SEP 4 8 40 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6374 PAGE 106

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
			325000.00- CAMT.	
			845.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	851.50-
7637A	09/04/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 4 2 1

IDENTIF. REFERENCE

SEP 4 3 41 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066250