#3647

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
Suite C-11, The Paddock
229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6482 PAGE 535

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles M. Gary (NAME)	Zeitlin Financial Services, Inc. (NAME)	Map 114
7346 Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 107 (STREET ADDRESS)	Parcel 141
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	Fld Bk 8DZ-1955

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, ROBERT M. ELIZER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. GARY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 8th, formerly the 12th, Civil District of said County, being part of Tract No. 3 shown on a survey of J. D. Brown's Farm, made by S. M. McMurray Engineering Company, December 21, 1940, described as follows:

Beginning at a point on the northwesterly margin of Charlotte Pike, the southwest corner of a tract conveyed to Jno. W. Owen and wife by deed dated September 28, 1949, of record in Book 1779, page 507, Register's Office for said County; thence in a northwesterly direction along the westerly margin of the Owen tract 215 feet, more or less, to a point the northwest corner of the Owen tract, also the southeast corner of a tract conveyed to Joseph W. Sadler by deed of record in Book 1779, page 51, said Register's Office; thence in a westerly direction along the southerly line of the Sadler tract 215 feet, more or less, to the easterly margin of Old Hickory Boulevard; thence southerly along said boulevard, 100 feet to a point; thence at right angles easterly 175 feet, more or less, to a point; thence in a southeasterly direction 180 feet, more or less, to a point on the northwesterly margin of Charlotte Pike, 360 feet northeast of the northeast corner of said Charlotte Pike and Old Hickory Boulevard; thence northeastwardly along the northwesterly margin of Charlotte Pike, 100 feet to the point of beginning.

Being the same property conveyed to Robert M. Elizer and wife, Ailene Elizer by deed from Lloyd C. Fisher and wife, Pauline E. Fisher of record in Book 2335, page 587, said Register's Office, said Ailene Elizer having since died.

Hazel M. Elizer, wife of Robert M. Elizer, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

This conveyance is made subject to: (1) 1985 taxes, which have been prorated and assumed by the Buyer; (2) Easement in Book 787, page 3, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 7346 Charlotte Pike Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of January, 19 85

Robt. M. Elizer. Hazel M. Elizer

ROBERT M. ELIZER HAZEL M. ELIZER

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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 ROBERT M. ELIZER and wife, HAZEL M. ELIZER the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

I.7.9.6.0.6.

IDENTIF. REFERENCE

JAN 28 1 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 1985.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

7005 01/28 07.50- CHECK
WARRANTY DEED

FROM
ROBERT M. ELIZER
and wife
HAZEL M. ELIZER

TO
CHARLES M. GARY

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

RECEIVED OF _____

FOR _____

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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

85000.CO- CAMT.
221.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
7006A01/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.9.6.0.6.

IDENTIF. REFERENCE

JAN 28 1 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104534