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MAIL ENV.

JUN 1 10 15 AM '90
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

3 0 1 5 8

This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counselor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:

2128 Hillsboro Valley Road
Brentwood, TN 37027

SEND TAX BILLS TO:
same

MAP & PARCEL:
129-15-78

WARRANTY DEED

THIS INDENTURE, entered into this th day of April, 1990, by and between

ROBERT C. LITVAK and wife, BARBARA D. LITVAK,

hereinafter referred to as Parties of the First Part, and

H. Arnold Underwood or wife, Charlene L. Underwood

hereinafter referred to as Party of the Second Part,

WITNESSETH;

THAT, for and in consideration of the sum of Ninety-four Thousand Three Hundred and no/100ths ($94,300.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged by the Parties of the First Part, the said Parties of the First Part have bargained, sold, transferred and conveyed, and by these presents do hereby bargain, sell, transfer and convey unto the Party of the Second Part all of their right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of West Meade Highlands Subdivision, Section I, as of record in Book 3700, page 69-70, 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 amd 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 Robert C. Litvak and wife, Barbara D. Litvak, by deed from Jack Seidner and wife, Sara Seidner, of record in Book 5855, page 412, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or lot of land, with the appurtenances and hereditaments thereunto appertaining, to the said Party of the Second Part, his heirs and assigns, forever.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing on this Document Unsatisfactory When Received.

The First Parties covenant with the Second Party that the said First Parties are seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered except for the lien of the 1990 taxes.

The First Parties covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said land to the Second Party, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Parties have hereunto set their hands and seals on the day and year first above written.

Robert C. Litvak {L.S.} Barbara D. Litvak {L.S.}

ROBERT C. LITVAK BARBARA D. LITVAK

STATE OF CALIFORNIA}
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ROBERT C. LITVAK and wife, BARBARA D. LITVAK, 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 office this 27 day of April, 1990.

My Commission expires:

OFFICIAL SEAL
ROBERT P. LEEDS
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. June 11, 1990

Robert P. Leeds

NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration for this transfer or value of the property, whichever is greater, is $94,300.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John M. Rankin Jr.

AFFIANT

Sworn to and subscribed before me this 30 day of April, 1990.

Sally Colley

NOTARY PUBLIC

My Commission expires: 9-26-92

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
				CAMT 94300.00
				CON TX 311.19
				PRFEE 1.00
				WDEED 6.00
				TOTAL 318.19
				CHECK 318.19
			06/01/90 01	10:14 0001 6017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30158

IDENTIF. TREFERENCE

JUN 1 10 15 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323725