This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ERIC M. CHAZEN, TRUSTEE

TO

REYNOLD BUBIS and
ALFRED SHEPARD

For draftsman's use

This document prepared by:
Hooker, Hooker, Willis & Samuels
214 Union Street
Nashville, Tennessee 37201

BOOK 4225 PAGE 723

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Shepard (NAME)	(NAME)	72-4 MAP
1701 West End Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	215 PARCEL NO.
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 3317 PAGE 482

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$90,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April, 1968.

Notary Public

MY COMMISSION EXPIRES: 10 Aug 1969

(AFFIX SEAL)

For and in Consideration of the sum of ********** NINETY THOUSAND AND NO/100 ********** DOLLARS, ($90,000.00), cash in hand paid by Grantees, the receipt of which is hereby acknowledged,

11993

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 8 2 31 PM 68
RECORDING FEE $ 1.50
DEP. REG.
118 PAGE 348

STATE TAX $ 234.00
PROBATE .50
TOTAL $ 234.50

APR 8 1968

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

I, ERIC M. CHAZEN, TRUSTEE for a partnership consisting of ERIC M. CHAZEN and IRVING GROBSTEIN, Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said REYNOLD BUBIS and ALFRED SHEPARD, 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 the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northwest part of lot No. 4, all of lot No. 5, and part of lot No. 6, Block "F," Country Club Estates, of record in book 843, page 95, Register's Office for said County, and the east part of lots Nos. 21, 22, and 23, Block "A," Inglewood Terrace, of record in book 1130, page 1, said Register's Office, and described

according to a copy of a survey made by Stephen A. Draper, June 8, 1961, as follows: Beginning in the westerly margin of Ardee Avenue 295 feet north of McGavock Pike; running thence westerly 150.5 feet; thence southerly, with the west line of the Country Club Estates Subdivision, 133.1 feet to a point in the line between lot No. 23 and lot No. 3, said point being 192 feet from McGavock Pike; thence southwesterly 206.8 feet to a point, 195 feet from McGavock Pike; thence northwesterly 58.5 feet to an iron pin; thence northerly 148 feet to a fence corner; thence north 35° west 280 feet to a fence corner; thence with the line of lot No. 20, northeasterly 147 feet to an iron pin on the east bank of a creek at a stone pillar; thence with the line of lot No. 7 in Country Club Estates Subdivision, southerly 54-1/2 feet, more or less, easterly 25 feet; thence south 35° east 75 feet; thence easterly 130 feet to Ardee Avenue; thence south 35° east 192.9 feet with Ardee Avenue, to the point of beginning.

Being the same property conveyed to Eric M. Chazen, Trustee, by deed from William G. Blackman and wife, of record in book 3317, page 482, said Register's Office.

This conveyance is made subject to the following:

1. Taxes for 1968, prorated as of date of deed and to be assumed by buyer;
2. Easement for ingress and egress of record in book 3317, page 375, R.O.D.C.;
3. Easements and setback lines as shown on plan of record in book 1130, page 1, RODC;
4. Sanitary sewer and/or storm drainage easements of record in book 4097, page 269, RODC;
5. Restrictive covenants as contained in a deed of record in book 967, page 707, RODC;
6. Restrictive covenants as contained in a deed of record in book 1115, page 17, RODC;
7. Restrictive covenants as contained in a deed of record in book 1019, page 300, RODC;
8. Restrictive covenants as contained in a deed of record in book 1110, page 627, RODC;
9. Restrictive covenants as contained in an instrument of record in book 1066, page 437, RODC.

This is (unimproved / improved (X)) property, known as Ardee Apartments, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said REYNOLD BUBIS and ALFRED SHEPARD, Grantees, their heirs and assigns, forever.

And I do covenant with the said REYNOLD BUBIS and ALFRED SHEPARD, Grantees, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set forth above.

And I, ERIC M. CHAZEN, TRUSTEE, Grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said REYNOLD BUBIS and ALFRED SHEPARD, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of April, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Eric M. Chazen, Trustee
ERIC M. CHAZEN, TRUSTEE

x Eric M. Chazen
ERIC M. CHAZEN

x Irving Grobstein
IRVING GROBSTEIN

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4225 PAGE 725

Personally appeared before me, John R. Chambers, a Notary Public in and for said County and State, the within named ERIC M. CHAZEN, individually and as Trustee for a partnership consisting of Eric M. Chazen and Irving Grobstein,

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1968. John R. Chambers, Notary Public

Commission Expires 10 August 1969

STATE OF NEW YORK
County of Westchester

Personally appeared before me, David Fishstein, a Notary Public in and for said County and State, the within named IRVING GROBSTEIN

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

Witness my hand and official seal at New Rochelle New York, this 29 day of March, 1968. David Fishstein, Notary Public

DAVID FISHSTEIN
Notary Public, State of New York
No. 60-6313900
Appointed for Westchester County
Commission Expires March 30, 1970

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 .....