WARRANTY DEED

BOOK 4683 PAGE 562

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Shainberg, Trustee	Same.	BH-3660
(NAME:) Office Tower	(NAME:)	Map 118-7:
100 Oaks Shopping Center		Par. 111, 134 & ~~135~~
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 118-11:
Nashville, Tennessee		Par. ~~22 & 34~~
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

----Ninety Thousand and no/100 ($90,000.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt and sufficiency of all of which is hereby acknowledged, including the assumption by the Grantee of the indebtedness secured by mortgages upon the real property herein conveyed, said mortgages being more particularly described hereinafter, Ann R. Roth and Roslyn K. Shainberg,

have bargained and sold, and by these presents do transfer and convey unto the said Roy Shainberg, Trustee, with full power to mortgage, sell, transfer and convey, without joinder of any ~~beneficiary, his successors in trust~~ ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said lot fronts 70 feet on the easterly side of West Iris Drive and runs back 116.2 feet on the northerly line and 128.2 feet on the southerly line, to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to Ann R. Roth and Roslyn K. Shainberg by deed from Dan H. Jordan and wife, by deed of record in Book 4411, page 657, said Register's Office.

This conveyance is made expressly subject to a Plan of record in Book 1130, page 36, said Register's Office. Said plan shows an owners certificate, a minimum building set back line from West Iris Drive, and a 10 foot easement for public utility purposes along the rear of said lot.

This conveyance is made further subject to the payment of an indebtedness secured by a Deed of Trust of record in Book 3539, page 269, said Register's Office.

This is improved property, known as 640 West Iris Drive, Nashville, Tennessee.

Tract 2:

Being Lot No. 7 of Block B, on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 7 fronts 69 feet on the easterly side of West Iris Drive and runs back between lines, 128.2 feet on the north line and 136.7 feet on the south line, to a dead line on which it measures 62 feet.

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 23rd day of ~~January~~ February, 1973.

Notary Public

My commission expires: July 31, 1974
(Affix Seal)

Prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

Being the same property conveyed to Ann R. Roth and Roslyn K. Shainberg, by deed from Charles Z. Taylor and wife, of record in Book 4409, page 990, said Register's Office.

This conveyance is made subject to the payment of an indebtedness secured by a Deed of Trust of record in Book 3509, page 177, said Register's Office.

This is improved property, known as 642, West Iris Drive, Nashville, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "B" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 25 fronts 55 feet on the westerly side of Azalea Place and runs back 133.3 feet on the north line and 141 feet on the south line, to a dead line on which it measures 80 feet.

Being the same property conveyed to Ann R. Roth and Roslyn K. Shainberg by deed from Finis R. Sharp, Jr. and wife, of record in Book 4412, page 481, said Register's Office.

This conveyance is made subject to all applicable Berry Hill government plakning and zoning regulations.

This conveyance is further made subject to the payment of an indebtedness secured by a first mortgage of record in Book 3089, page 491, said Register's Office.

This is improved property, known as 2815 Azalea Place, Nashville, Tennessee.

Tract 4:

Being Lot No. 26 on Block B, on the Map of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 26 fronts 60 feet on the westerly side of Azalea Place, and runs back between lines, 141 feet on the north line and 133 feet on the south line, to a dead line on which it measures 69.9 feet.

Being the same property conveyed to Ann R. Roth and Roslyn K. Shainberg by deed from Thomas R. Baldwin and wife of record in Book 4409, page 992, said Register's Office.

This conveyance is made subject to the payment of an indebtedness secured by a Deed of Trust of record in Book 4126, page 687, said Register's Office.

This is improved property, known as 2817 Azalea Place, Nashville, Tennessee.

Tract 5:

Land in Davidson County, Tennessee, being Lot No. 28 of Block "B" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 60.06 feet on the westerly side of Azalea Place as measured along a slight curve, and runs back between lines, 136.1 feet on the north line and 139.3 feet on the south line, to a dead line measuring 65.9 feet thereon.

Being the same property conveyed to Ann R. Roth and Roslyn K. Shainberg by deed from Finis R. Sharp, Jr. and wife of record in Book 4412, page 483, said Register's Office.

This conveyance is made subject to all applicable Berry Hill government planning and zoning regulations.

This conveyance is made further subject to the payment of an indebtedness secured by a first mortgage of record in Book 2818, page 433, said Register's Office.

This is improved property, known as 2821 Azalea Place, Nashville, Tennessee.

This conveyance of all the above described tracts is made expressly subject to current year's taxes, the payment of which is assumed by the Grantee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Shainberg, Trustee, his successors in trust ~~heirs~~ *and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his successors in trust ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23rd *day of* ~~January~~ February, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

B9602 4

IDENTIF. REFERENCE

FEB 26 9 44 AM '73

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Ann R. Roth

Roslyn K. Shainberg

FEB26 CONV 90,000.00
FEB26 S'TAX A* 234.00
FEB26 PW'FEE A* .50
FEB26 W'DEED A* 6.00 * 240.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Rosenthal, *a Notary Public in and for said County and State, the within named* Ann R. Roth and Roslyn K. Shainberg

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* 24th *day of* ~~January~~ February, 1973.

Gail Rosenthal, *Notary Public.*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires May 31, 1974.