WARRANTY DEED

BOOK 4768 PAGE 493

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jay M. Stelzer, et al., Trustees, c/o Adolph Stelzer (NAME)	Jay M. Stelzer, et al, Trustees c/o Adolph Stelzer (NAME)	93-6-2 P.75 93-6-2 P. 8 93-6-2 P.26 93-6-4 P. 2 93-10 P.322 93-6-2 P.3 93-2-3 P.172 93-2-3 P.166 93-6-4 P. 3
1040 Somera Road (STREET ADDRESS OR ROUTE NUMBER)	1040 Somera Road (STREET ADDRESS)	
Los Angeles, Ca. 90024 (CITY) (P O ZONE) (STATE)	Los Angeles, Calif. 90024 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars and other valuable consideration, I, Adolph Stelzer, have bargained and sold, and by these presents do transfer and convey unto Jay M. Stelzer, H. Wade Stelzer and Stephen H. Suffin, Trustees, with full power to sell, convey, lease, mortgage and encumber, without the joinder of any beneficiary and without the requirement of any purchaser or mortgagee to see to the application of the proceeds of any sale or mortgage under that certain Declaration of Trust dated June 25, 1973, the following tracts or parcels of land in Davidson County, Tennessee, as follows:

(1) My undivided one-fourth interest in the property at 144 Second Avenue, North, in Davidson County:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Second Avenue, North, formerly Market Street, at the southwest corner of the property conveyed to Golda T. Blum, et al by deed from Edwin Warner, et al, of record in Book 615, Page 420, Register's Office for said County; thence with the easterly margin of said Avenue, southwardly 42 feet, more or less, to to the northwest corner of a part of Lot No. 14, conveyed to H. G. Lipscomb and Company by deed from Joseph R. West, Clerk and Master, of record in Book 871, Page 269, said Register's Office; thence with said Lipscomb's northerly line, eastwardly 211 feet, more or less, to the westerly margin of First Avenue, North; thence with said Avenue, northwardly 42 feet, more or less, to said Blum and others' southeast corner; thence with the southerly line of same, westwardly 212 feet, more or less, to the beginning.

Being the same property conveyed to Morris Brown, et al, by Condra Development Company by deed of record in Book 1555, Page 417, Register's Office for Davidson County, Tennessee.

(2) My undivided one-fourth interest in the property at 118 and 120 Fourth Avenue, North, in Davidson County:

Being the southerly 5 feet of Lot 56 and the Northerly 56-5/12 feet of Lot 57 in the Original Plan of the Town of Nashville, not of record, described as follows:

Said parts of said lots front 61 feet 5 inches on the easterly side of Fourth Avenue North and runs back, between parallel lines, about 174 feet to an alley, and being the same property more particularly described in the deed to H. Brown & Co., of record in Book 1248, page 27, R.O.D.C., Tennessee, to which reference is made for a more detailed description, being the same property conveyed to Adolph Stelzer, et al, by deed from H. Brown & Co., recorded in Book _____, Page _____, R.O.D.C, Tenn.

(3) My undivided one-fourth interest in the property at 308 Broadway, in Davidson County:

Part of Lot #45 on the original Town of Nashville, not of record, described according to a plan of lot owned by T. W. Cole Estate, surveyed 3/18/1901 by W. W. Southgate, surveyor, of record in Book 161, Page 66, R.O.D.C. Tennessee. Beginning on the northerly margin of Broad Street, 114 feet 6 inches westerly from the westerly margin of Third Avenue North (formerly College Street) running thence westerly with the northerly margin of said street, 28 feet, 1 inch; thence northerly 107 feet to the southerly margin of a 10 foot alley; thence easterly with the southerly margin of said alley 28 feet, 3 inches, to a point 114 feet, 9 inches westerly from the westerly margin of 3rd Avenue North; thence southerly 107 feet to the beginning, and being the same property conveyed to Mrs. Ottillie Stelzer, et al, by deed of record in Book 782, Page 555, R.O.D.C. Tennessee.

10V29P	CONV	53,750.00			
10V29PS'TAX			A* 139.62		
10V29PPR'FEE			A* .50		
10V29P	W'DEED		A* 12.00	*	152.12

(4) My undivided one-fourth (1/4) interest in the following property at 322 Broad Street, in Davidson County:

Being part of Lot No. 57 on the Original Plan of Nashville, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, December 22, 1939.

Said part of Lot No. 57 fronts 26.7 feet on the northerly side of Broadway, formerly Broad Street, 40.5 feet east from the easterly side of Fourth Avenue North, formerly Cherry Street, and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Adolph Brown, Bernard Brown, Morris Brown and Jenita B. Blum, a 1/2 undivided interest, and Mrs. Otillie Stelzer, for and during the term of her natural life, with the remainder to Elmore Stelzer and Adolph Stelzer, a 1/2 undivided interest, by deed of record in Book 1383, Page 81, R.O.D.C., Tennessee, and the said Ottilie Stelzer now being dead.

(5) My undivided one-fourth (1/4) interest in the following property at 301 Fourth Avenue South, in Davidson County:

Being part of Lot No. 37 on the First Plan of Davidson Academy Lots, not of record, and being described as follows:

Beginning at the Southwest corner of Fourth Avenue South (formerly Cherry Street) and Hog Alley, thence with the Westerly margin of said Avenue Southerly 76 feet, more or less, to the Northeast corner of a part of said lot formerly owned by Sarah Green; thence with the Northerly line of said Green lot Westerly 172 feet, more or less, to the Easterly margin of an alley; thence with said alley, Northerly 76 feet, more or less, to the Southerly margin of Hog Alley; thence with the Southerly margin of said Alley Easterly 172 feet, more or less, to the beginning, and being the same property conveyed to Sarah Brown and Ottilie Stelzer by deed of record in Book 670, page 106, R.O.D.C., Tennessee, the said property being the same property conveyed by Ottilie Stelzer to Elmore Stelzer and Adolph Stelzer by deed of record from Ottilie Stelzer recorded July 10, 1941, R.O.D.C., Tennessee, in Book 1198, Page 190, R.O.D.C., Tennessee.

(6) My undivided one-fourth (1/4) interest in the following property at 168-170 Third Avenue North, in Davidson County:

Part of Lot No. 27 on the Original Plan of Nashville, not of record, and being described as follows:

Beginning on the Easterly margin of Third Avenue North (formerly College Street), at the Southwest corner of a part of said lot conveyed by James Woods individually and as Executor of Robert Woods, deceased, to J. M. Garnett and J. M. Singleton, by deed of record in Book 9, page 239, R.O.D.C., Tennessee; thence with the Easterly margin of said Avenue Southerly 50 feet 10 inches, more or less, to the Northerly margin of an alley; thence Easterly with the Northerly margin of said alley 104 feet, more or less, to the Westerly margin of another alley; thence with the Westerly margin of said alley Northerly 50 feet 10 inches, more or less, to the Southeast corner of said Garnett and Singleton's lot, thence Westerly with the southerly line of said lot 104 feet, more or less, to the beginning.

Upon said premises is a store-house bearing City Nos. 168 and 170, Third Avenue North, Nashville; and being the same property conveyed to Herman Brown and Herman Stelzer by deed of record in Book 658, page 747, R.O.D.C., being the same property conveyed to Elmore Stelzer, et al. by deed of record in Book _____, Page ____, R.O.D.C., Tennessee.

(7) My undivided one-fourth (1/4) interest in the following property at 210 Third Avenue North, in Davidson County:

Being part of Lot # 26 on the Original Plan of Nashville, not of record, described as follows: Beginning at a point on the easterly margin of Third Avenue North (formerly College Street) at a point 124 feet 9⅓ inches southerly from the southerly margin of Bank Alley; thence in a easterly direction 107 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley northwardly 22 feet to the center of a brick partition wall; thence westwardly with the center of said wall 107 feet, more or less, to the easterly margin of Third Avenue North; thence with the easterly margin of said Avenue southwardly 22 feet to the beginning.

(8) My undivided one-fourth (1/4) interest in the following property at 209 Third Avenue North, in Davidson County:

Being part of Lot 41 on the Original Plan of Nashville, not of record, being the southerly part of lot # 3, and the northerly part of lot # 4 in the Subdivision of the John Waters Property, Plan not of record, described as follows: Beginning on the westerly margin of Third Avenue North (formerly College Street) 130½ feet northerly from the northerly margin of Church Street, being the northeast corner of a part of said Lot # 41, formerly owned by L. B. Fite; thence with the westerly margin of said Avenue northerly 30 feet and 2 inches, being the southeast corner of the part of said lot formerly owned by Vanleer; thence westerly with the southerly line of said Vanleer lot, 175 feet and 5½ inches, more or less, to the easterly margin of Printers Alley; thence southerly with said alley, 30 feet and 2 inches to the northwest corner of said Fite lot; thence easterly with the northerly line of said lot 175 feet and 5½ inches more or less, to the beginning,

The above ~~piece~~ tract~~s~~ of land being the same property conveyed to Mrs. Ottillie Stelzer et al., by deed~~s~~ of record in Book 772, page 125, R.O.D.C. Tennessee.

(9) My undivided one-fourth (1/4) interest in the following property at 320 Broad Street, in Davidson County:

First: Being part of Lot 57 in the Original Plan of the Town of Nashville, beginning on the easterly margin of Cherry Street, now Fourth Avenue North, at the southwest corner of a part of said lot conveyed by W. W. Miller, to Rachel A. Hensley by deed of record in Book 37, page 666, R.O.D.C. Tennessee.
Said point being 25 feet 8 inches southerly from the northwest corner of said Lot No. 57, running thence with the easterly margin of said street, southerly 30 feet 5 inches, more or less, to Andersons northwest corner; thence with Andersons northerly line easterly 174 feet, more or less, to an alley; thence with the westerly margin of said alley, northerly 30 feet, more or less, to the southeast corner of said Hensley's lot; thence with said Hensleys' southerly line westerly 174 feet, more or less, to the beginning.

Second: The southerly 5 feet of Lot No. 56 and the northerly 25 feet 8 inches of Lot No. 57 on the Original Plan of Nashville, not of record and described as follows:
Beginning on the easterly margin of Cherry Street, now Fourth Avenue North, at a point 5 feet northerly from the southwest corner of said lot No. 56; thence with the easterly margin of said Avenue southerly 30 feet 9 inches, more or less, to R. W. Turners northwest Corner; thence with his northerly line easterly 174 feet, more or less, to the westerly margin of an alley; thence with said alley northerly 30 feet 9 inches, more or less, to a point 5 feet northerly from the south line of said lot No. 56; thence westerly 174 feet, more or less, to the beginning.

The above mentioned two parcels of land adjoin each other and according to survey and plat made by W. B. Southgate, Surveyor and described on said plat as lot composed of the south 5 feet of lot 56, and the north 56-5/12 feet of Lot No. 57, showing a total of 61 feet 5 inches on the east side of Fourth Avenue North, and being the same property conveyed to E. L. Hampton and wife, Lulu R. Hampton, to M. A. Simmons by Deed dated February 14, 1930 and recorded in Book 790, pages 62, of said Register's Office.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Jay M. Stelzer, H. Wade Stelzer and Stephen H. Suffin, Trustees, and their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Jay M. Stelzer, H. Wade Stelzer and Stephen H. Suffin, Trustees, and their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15 day of October, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C33497

IDENTIF. REFERENCE
Nov 29 3 08 PM '73
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Adolph Stelzer
Adolph Stelzer

STATE OF CALIFORNIA)
)SS.
COUNTY OF LOS ANGELES)

Personally appeared before me, Stephen H. Suffin, a Notary Public in and for said County and State, ADOLPH STELZER, the within named 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 Beverly Hills, California, this 26th day of October, 1973.

OFFICIAL SEAL
STEPHEN H. SUFFIN
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires July 22, 1974
9300 Wilshire Blvd., #201, Beverly Hills, Calif. 90212

Notary Public

This instrument was prepared by Stephen H. Suffin, Attorney, 9300 Wilshire Boulevard, Beverly Hills, California 90212

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles
The actual consideration or value whichever is greater for this transfer is $52,750.00
Subscribed and sworn to before me, this the 26th day of October, 19 73
Affiant
My commission expires: July 22, 1974 (Affix Seal)
Notary Public

OFFICIAL SEAL
STEPHEN H. SUFFIN
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires July 22, 1974
9300 Wilshire Blvd., #201, Beverly Hills, Calif. 90212