AUDITOR'S NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	BOOK 4845 PAGE 399	MAP PARCEL NUMBER
Norman W. Ginsberg, et al	Same		
(NAME)	(NAME)		147-3
3309 West End Avenue	(STREET ADDRESS)		6.19
(STREET ADDRESS OR ROUTE NUMBER)			Pt
Nashville, Tn.			
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)		

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Norman W. Ginsberg, and E. B. Shepard Company, a partnership composed of J. Kenneth Jacobs, Marvin L. Jacobs, and E. B. Shepard, and other good and valuable considerations, the receipt of which is hereby acknowledged.

AUG21	CONV	72,500.00			
AUG21	S'TAX		A*	188.50	
AUG21	PR'FEE		A*	.50	
AUG21	W'DEED		A*	6.00	* 195.00

We, Charles S. Pear, Testamentary Trustee, Phyllis Reichman, Abe Rothberg, and Willis Reynolds,

have bargained and sold, and by these presents do transfer and convey unto the said Norman W. Ginsberg, a 1/2 interest, and to E. B. Shepard Company, a partnership composed of J. Kenneth Jacobs, Marvin L. Jacobs, and E. B. Shepard, a 1/2 interest,
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson
County, State of Tennessee, described as follows:

See attached sheet for complete description.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of August, 19 74.

X _____
Charles S. Pear, Testamentary Trustee

X _____
Phyllis Reichman

X _____
Abe Rothberg

X _____
Willis Reynolds

STATE OF TENNESSEE

COUNTY OF Davidson

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Personally appeared before me, FREDDIE N. HAZLEWOOD, a Notary Public in and for said County and State, the within named CHARLES S PEAR, PHYLLIS REICHMAN AND ANE ROTHBERG

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

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 5TH day of AUGUST, 1974

My commission expires Feb 8, 1978 Notary Public Freddie N. Hazlewood

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* WILLIS REYNOLDS

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 NASHVILLE, Tennessee, *this* 14th *day of* AUGUST, *19* 74

Barbara Ferguson, Notary Public

Commission expires 10-26-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 72,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Norman W. Ferguson

Sworn to and subscribed before me
this 14th day of August, 19 74

My commission expires 10-26-74 Notary Public Barbara Ferguson

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM

Charles S. Pear, Executory Trustee, et al

TO

Norman W. Ginsberg, et al

C 67973

IDENTIFICATION

AUG 21 11 08 AM 74

Tennessee Title Office

Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
511 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

A 2.39, more or less, acre tract of land lying in the 21st Councilmanic District of Davidson County, Tennessee, being a portion of the James Anderson Sharber property as of record in book 1235, page 68, Register's Office of Davidson County, Tennessee, described according to a survey by James L. Murphy, Jr., Inc., dated December 12, 1973, as follows:

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BEGINNING at a point lying on the southerly margin of Wallace Road, said point described as lying northeast a distance of 241.49 feet from the most easterly return point at the intersection of the southerly margin of Wallace Road and the easterly margin of Nolensville Road, as widened, said point being further described as lying 70.82 feet from the southwest corner of Longwood Terrace Apartments as of record in Book 4566, page 601, Register's Office of Davidson County, Tennessee; thence leaving the said southerly margin of Wallace Road and running with a line parallel to and 40 feet south of the most northerly line of the James Anderson Sharber property as of record in Book 1235, page 68, Register's Office of Davidson County, Tennessee, south 87 degrees 34 minutes east a distance of 533.16 feet to a point; thence leaving said line parallel to and 40 feet south of James Anderson Sharber property south 0 degrees 34 minutes 23 seconds east a distance of 181.67 feet to a point lying on the northerly line of the Moe Pear, Sidney Reichman, Abe Rothberg, and Willis Reynolds property as of record in Book 4152, page 594, Register's Office of Davidson County, Tennessee thence running with the said northerly line of Moe Pear, Sidney Reichman, Abe Rothberg, and Willis Reynolds property north 86 degrees 34 minutes west a distance of 519.07 feet to a point lying on the easterly margin of an access road; thence leaving the said northerly line of Moe Pear, Sidney Reichman, Abe Rothberg, and Willis Reynolds property and running with the said easterly margin of the access road around a curve, having a radius of 282.01 feet, to the right, a distance of 149.98 feet to a point; thence north 36 degrees 01 minutes 18 seconds west a distance of 8.08 feet to a point lying on the southerly margin of Wallace Road; thence leaving the said easterly margin of the access road and running with the southerly margin of Wallace Road north 53 degrees 58 minutes 42 seconds east a distance of 62.95 feet to the beginning of a curve; thence around a curve, having a radius of 1407.40 feet, to the right a distance of 64.64 feet to the point of beginning, containing 2.39, more or less, acres.

Being part of the property conveyed to Charles S. Pear, testamentary Trustee, Phyllis Reichman, Abe Rothberg, Willis Reynolds by deed from James Anderson Sharber and wife, Irene Sharber of record in Book 4777, page 151, Register's Office for Davidson County, Tennessee.

Together with a non-exclusive easement for ingress and egress over a 40-foot strip immediately north of the above tract as reserved in deed from Willis Reynolds et al, to William E. Martin, Trustee, of record in Book 4777, page 154, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southeasterly margin of Wallace Road, said monument being located at the southwesterly corner of the Longwood Terrace Apartments property of record in Book 4566, page 601, Register's Office for Davidson County, Tennessee; thence with said Longwood Terrace Apartment property South 87° 34' 0" East 1086.04 feet, more or less, to a point; thence South 0° 34' 23" East 40 feet to a point, said point being the northeasterly corner of a tract labeled "G" on a survey by James L. Murphy, dated December 12, 1973, and revised December 26, 1973; thence with the northerly margin of Tracts "D" and "G" on said survey North 87° 34' West 1141.97 feet to a point in the southeasterly margin of Wallace Road; thence with the margin of said Road, around a curve with a radius of 1407.40 feet in a northeasterly direction, a distance of 70.82 feet to the point of beginning.

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