BOOK 1988 PAGE 542

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudio Schuftan, et ux (NAME)	Security Federal Savings & Loan (NAME)	Map 117-4
2502 Belmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Par 42
Nashville, Tennessee-37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	24W-00490

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ARTHUR C. SPAIN, CHARLES A. BURKHALTER, and ALAN C. JACKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDIO SCHUFTAN and wife, DOCLAP SCHUFTAN

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being the southerly one-half of Lot No. 114 and the northerly 10 feet of Lot No. 113 on the Belmont Land Company's Plan, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID Parts of said lots front together 60 feet on the easterly side of Belmont Boulevard, and extend back between parallel lines 183 feet more or less, to an alley.

BEING part of the same property conveyed to Arthur C. Spain, Charles A. Burkhalter, and Alan C. Jackson, by deed from Renald C. Eichler, Jr., and wife, Gayle Holcomb Eichler, of record in Book 4914, page 855, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Security Federal Savings & Loan Association, of record in Book 4375, page 537, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

SUBJECT to 1976 taxes, which Grantees assume and have been prorated this date.

SUBJECT to any restrictions and limitations which may appear of record.

This is unimproved ( ) improved (X) property, known as 2502 Belmont Boulevard, Nashville, Tennessee - 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 6th day of January, 19 76

Arthur C. Spain

Charles A. Burkhalter

Alan C. Jackson

STATE OF TENNESSEE
Davidson County

BOOK 4988 PAGE 543

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur C. Spain, Charles A. Burkhalter and Alan C. Jackson

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 6th day of January 19 76.

Commission expires 5-20-78

Elizabeth Kemp
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

ATC # 195754

WARRANTY DEED

FROM

ARTHUR C. SPAIN, CHARLES A. BURKHALTER and ALAN C. JACKSON

TO

CLAUDIO SCHUFTAN, ET UX

D 32153

IDENTIF. REFERENCE

JAN 14 3 20 PM '76

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

MAIL TO: CLAUDIO SCHUFTAN, JR.
ATTORNEY AT LAW
6300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

JAN 14 76 CONV 20,200.00
JAN 14 76 S'TAX B* 52.52
JAN 14 76 PR'FEE B* .50
JAN 14 76 W'DEED B* 4.00 * 57.02