THIS INSTRUMENT WAS PREPARED BY BARKSDALE, WHALLEY, GILBERT AND FRANK, 7TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219 (JFS/BB)

BOOK 5011 PAGE 954

Address of new owner:
Norman W. Ginsberg
3300 West End Avenue
Nashville, Tenn.

Send tax bills to
same

Map No. 147-3
Parcel No. 50

mail to

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten and no/100 dollars ($10.00) cash in hand paid by NORMAN W. GINSBERG, the receipt of which is hereby acknowledged, and for other good and valuable consideration, we, J. KENNETH JACOBS, MARVIN L. JACOBS and E. B. SHEPARD being all the partners of a partnership d/b/a E. B. SHEPARD COMPANY, have bargained and sold and by these presents do transfer and convey unto the said Norman W. Ginsberg, the grantee herein, his heirs and assigns, our one-half (1/2) undivided interest, being all our right, title and interest, in a certain tract or parcel of land located in Davidson County, Tennessee, State of Tennessee, and more fully described as follows:

A 2.39, more or less, acre tract of land lying in the 31st 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:

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.

Being the same property conveyed to Norman W. Ginsberg and E. B. Shepard Company, a partnership composed of J. Kenneth Jacobs, Marvin L. Jacobs and E. B. Shepard,

by deed from Charles S. Pear, Testamentary Trustee, Phyllis Reichman, Abe Rothberg and Willis Reynolds of record in Book 4845, page 401, Register's Office for Davidson County, Tennessee.

This is unimproved property known as _____

_____.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Norman W. Ginsberg, his heirs and assigns, forever. And we do covenant with the said Norman W. Ginsberg that we are lawfully seized and possessed of one-half (1/2) undivided interest in said land in fee simple, have a good right to convey it, and the same is unencumbered except for the taxes for 1976, a lien not yet due and payable which are prorated and assumed by buyer. 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 Norman W. Ginsberg, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this 2nd day of April, 1976.

J. Kenneth Jacobs, partner

Marvin L. Jacobs, partner

E. B. Shepard, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Kenneth Jacobs, Marvin L. Jacobs, and E. B. Shepard, the bargainors, 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 2nd day of April, 1976.

Linda K. Garden
Notary Public

LINDA K. GARDEN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

INDEXING REFERENCE

APR 2 3 11 PM '76

REGISTER DAVIDSON CO. TENN.

My commission expires:

My Commission Expires Nov. 12, 1978

D 4 3 0 7 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $36,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Norman W. Smith

Sworn to and subscribed before me this 2nd day of April, 1976.

Linda K. Garden
Notary Public

LINDA K. GARDEN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires Nov. 12, 1978

APR-2-76	CONV	36,250.00			
APR-2-76	S'TAX		B*	94.12	
APR-2-76	PR'FEE		B*	.50	
APR-2-76	W'DEED		B*	8.00	* 102.62