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WARRANTY DEED

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rothberg & Karr Company (NAME)	Volunteer Federal Savings & Loan Association (NAME)	Map 92-15
6213 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	413 Union Street (STREET ADDRESS)	Parcel 111
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	FB #21W-1390

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

MAY 14 76	CONV	40,000.00		
MAY 14 76	S'TAX		B* 104.00	
MAY 14 76	PR'FEE		B* .50	
MAY 14 76	W'DEED		B* 6.00	* 110.50

I, James A. Rothberg, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Rothberg & Karr Company, a partnership consisting of James A. Rothberg and Marshall I. Karr, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the east one-half of Lot 1 on the Percy D. Maddin Subdivision of Lots 8, 9, 10, 15, 16, and 17, and the west one-half of Lots 11 and 18 of the Elliston Lands of record in Book 57, page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Rothberg by deed from Jeff Malone, unmarried, of record in Book 5021, page 130, Register's Office for Davidson County, Tennessee.

D 49137

TENNTIE REFERENCE

MAY 14 9 04 AM '76

REGISTER DAVIDSON CO. TENN.

Mail to Volunteer Federal ... Box 396 ... Nashville, Tenn. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 14th day of May, 1976

Affiant

My commission expires: 2-24-79 (Affix Seal)

Notary Public

ALICE V. SMITH
DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 2206 Elliston Place, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rothberg & Karr Company, a partnership consisting of James A. Rothberg and Marshall I. Karr, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by a Deed of Trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and by 1976 Metropolitan Nashville and Davidson County real property taxes which are a lien but not due and payable.

And I, James A. Rothberg, *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 11th *day of* May, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Rothberg
James A. Rothberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Jayne A. Smith, a Notary Public in and for said County and State, the within named James A. Rothberg,

the 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 11th day of August, 1976.

Jayne A. Smith, Notary Public.

Commission Expires Jan 29, 1977

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....