This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5076 PAGE 273

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Edward T. Goldstein	Home Federal Savings & Loan Assn.	
(NAME): P.O. Box 24676	(NAME):	119-9
(STREET ADDRESS OR ROUTE NUMBER): Nash. Tenn.	(STREET ADDRESS):	136-137
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and 00/100 ($1.00) ---------- *DOLLARS*
cash in hand paid by Edward T. Golstein, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Al Shepard has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Edward T. Goldstein, his heirs and assigns, all his right, title, and interest in an one-third undivided interest in and to the following ~~heirs and assigns, a certain tract or parcel of~~ described *land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT ONE: Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Patterson Flat Rock Tract, as of record in Book 161, Page 85, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, dated April 14, 1967, as follows:

Beginning in the center of the Nolensville Pike 9 1/2 feet north of the northwest corner of Lot No. 2; thence with the center of said Pike, north 27° west 105 feet to the southwest corner of the property conveyed by E. N. Patterson and wife to R. H. Dodd, deed not recorded; thence with Dodd's southerly line north 67 1/2° east 211 feet, more or less, to his southeast corner, supposed to be E. T. Brown's westerly line; thence south 27° east 98 feet, more or less, by actual field measurement 81.4 feet, more or less, to the line between Lots Nos. 1 and 2; thence with the northerly line of Meador Waller's lot, south 57 1/2° west 200 feet, more or less, to the beginning. Said lot according to the survey above referred to, fronts 110.5 feet, more or less, by field measurement, on the easterly side of the right of way of Nolensville Road, as relocated.

TRACT TWO: Being a part of Lot No. 2 on the Map of the Patterson Tract, as of record in Book 161, Page 85, Register's Office for said County and described according to a survey by W. A. Blanchard, dated February 14, 1956, as follows:

Beginning at a point in the northeasterly margin of Nolensville Pike at the common corner of Lots Nos. 1 and 2 on said Plan; thence with

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 103,583.00

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

Affiant

My commission expires: May 7, 1977 (Affix Seal)

Elizabeth A. Thompson
Notary Public

the line between said lots north 57° 30' east 180 feet to a point; thence south 26° 04' east 150 feet to a point; thence south 57° 30' west 180 feet to a point in the northeasterly margin of Nolensville Pike; thence with the margin of the same, north 26° 04' west 150 feet to the point of beginning.

Being the same property conveyed to Al Shepard by deed from Gulf Insurance Company, a Florida Corporation, of record in Deed Book 4541, Page 367, Register's Office for Davidson County, Tennessee.

Al Shepard does further sell, transfer, and convey all of his right, title and interest in all leases, personal property, rents, issues, and profits derived from said real property and known and operated as Kents Realty Company.

Minnette Shepard joins in this conveyance to release whatever rights in said property because of the marital relationship

This conveyance shall be effective as of January 1, 1976.

This is unimproved ( ) improved (X) property, known as 2712-14 (House Number) Nolensville (Street) Road, Nashville, (P. O. Address:) Tennesse (City or Town) one-third undivided interest in

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward T. Goldstein, his ..... *heirs and assigns, forever.*

And I ..... *do covenant with the said* Edward T. Goldstein one-third undivided interest in ..... *that* I am ..... *lawfully seized and possessed of said land in* said *fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for 1976, Deed of Trust of record in Book ____, Page _____, R.O.D.C., leases, and all other matters of record.

And I ..... *do further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* one-third undivided interest in said real estate to said Edward T. Goldstein, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* September, *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.*

Al Shepard

Al Shepard

Minnette Shepard

Minnette Shepard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

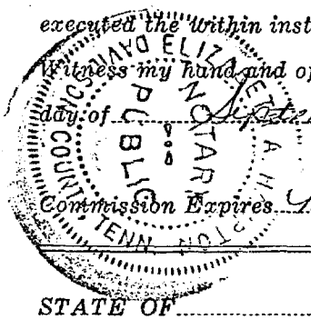
Personally appeared before me, Elizabeth A. Hampton, a Notary Public in and for said County and State, the within named Al Shepard and Minnette Shepard

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 14th day of September, 19 76.

Elizabeth A. Hampton, Notary Public.

Commission Expires May 7, 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.....

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OCT-7 76	CONV	90,000.00			
OCT-7 76	CONV	13,583.00			
OCT-7 76	S'TAX		B*	269.36	
OCT-7 76	PR'FEE		B*	.50	
OCT-7 76	W'DEED		B*	8.00	* 277.86

WARRANTY DEED

FROM

Alfred Shepard

TO

Edward T. Goldstein

D 71572

IDENTIF. REFERENCE

OCT 7 2 44 PH '76

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208