WARRANTY DEED BOOK 5088 PAGE 332

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur K. Lowen (25%) Alfred Finkelstein (75%) (NAME)	Alfred Finkelstein (NAME)	Map: 53-12
6501 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	6501 Harding Road (STREET ADDRESS)	Parcels: 146
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. (CITY) (ZONE) (STATE)	and 187

For and in Consideration of the sum of ----------

---One Hundred Sixty Thousand Fifty and no/100 ($160,050.00)-- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged.

John B. Hardcastle, Trustee, has does

have bargained and sold, and by these presents do/transfer and convey unto the said Alfred Finkelstein (75%) and Arthur K. Lowen (25%)

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Section II, on the Map of the Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of 32nd Street at the northwesterly corner of the property conveyed to Ogle Jones, by deed from J. E. Clay and wife, as of record in Book 1031, page 302, Register's Office for said County; said point being 130 feet from the intersection of 32nd Street and Pitts Avenue; thence along the margin of the Jones Property in a southeasterly direction 100 feet; thence in a northeasterly direction 30 feet; thence in a southeasterly direction 79 feet to a point in the line between Lots 1 and 2, said point being 100 feet from the margin of Pitts Avenue; thence along the dividing line of Lots 1 and 2 in a southwesterly direction 319.6 feet to the southeasterly corner of a part of Lot 1 conveyed to Robert C. Nixon, as of record in Book 2546, page 215; thence with Nixon's line in a northwesterly direction, 179 feet to a point in the southeasterly margin of 32nd Street; thence along the margin of said Street in a northeasterly direction 289.1 feet to the beginning.

BEING part of the same property conveyed to John B. Hardcastle, Trustee, by Successor Trustee's Deed from Davis H. Carr, Successor Trustee, as of record in Book 5072, page 470, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $ 160,050.00

Affiant

Subscribed and sworn to before me this 16th day of [illegible] 19 76.

My commission expires [illegible]

(Affix Seal)

Notary Public

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 of Block 7 of Dabbs and Elliott's Subdivision, as of record in Book 547, page 97, Register's Office for said County.

SAID Lots Nos. 11 and 12 front jointly 100 feet on the northerly margin of 32nd Street and run back between parallel lines measuring 144 feet to a dead line in the rear measuring 100 feet.

BEING part of the same property conveyed to John B. Hardcastle, Trustee, by Successor Trustee's Deed from Davis H. Carr, Successor Trustee, as of record in Book 5072, page 470, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 209-210 - 32nd Street (House Number) (Street) Nashville P. O. Address: Tennessee (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 Alfred Finkelstein (75%) and Arthur K. Lowen (25%), their cs *heirs and assigns, forever.*

And Grantor *do/covenant with the said* Alfred Finkelstein (75%) and Arthur K. Lowen (25%) *that* he has *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for 1976 real property taxes which have been prorated and assumed by Grantees.

And John B. Hardcastle, Trustee does *further covenant and bind* himself, his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alfred Finkelstein (75%) and Arthur K. Lowen (25%), their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* November, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN B. HARDCASTLE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue Dail Pittman, *a Notary Public in and for said County and State, the within named* John B. Hardcastle, Trustee

.....

.....

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* 15th *day of* November, *19* 76.

Sue Dail Pittman, *Notary Public.*

SUE DAIL PITTMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 12/5/79

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.....

File Bx 9

WARRANTY DEED

FROM

John B. Hardcastle, Trustee

TO

Alfred Finkelstein (75%)
Arthur K. Lowen (25%)

D 77278

NOV 6 3 43 PM '76

Prepared by

BOULT, CUMMINGS, CONNERS & BERRY
1600 ONE NASHVILLE CITY CENTER
NASHVILLE, TENNESSEE 37219

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

NOV 16 76 CGNV
NOV 16 76 CGNV
NOV 16 76 STAX
NOV 16 76 TRFEE
NOV 16 76 W/DEED

60,000.00
70,050.00

B* 116.00
B* .50
B* 8.00 * 124.50

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