FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1977

Notary Public

MY COMMISSION EXPIRES: 8-15-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ALAN L. SATURN, ATTORNEY 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Beuerlein (NAME)	HOME FEDERAL SAVINGS & LOAN ASS'N (NAME)	12W-06672
c/o Carriage Hill Realtors (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Map 91-12
84 Pewitt Drive (CITY) (STATE) (ZIP) Brentwood, Tenn. 37027	Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP)	Par 237

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, MAX GREENBERG, a Widower, CHARLES GROSS, et ux DORIS GROSS, SHERRON WEINBERGER, et ux SYLVIA WEINBERGER, MELVIN GOLDMAN, et us JACQUELINE GOLDMAN, and IRVIN WOLF, et ux MARY WOLF HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM BEUERLEIN

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 Lot No. 7 on an unrecorded plan of the Harwell property in West Nashville, described as follows:

BEGINNING IN THE EAST MARGIN OF Bass Street at a point 300 feet north of Correy Street and running thence in a northerly direction along the east margin of Bass Street 50 feet to a point, and fronting thus 50 feet on the east side of Bass Street and running back eastwardly between parallel lines (which lines are also parallel with Correy Street) 200 feet to an alley.

BEING the same property conveyed to Max Greenberg, a Widower, Charles Gross, et ux, Doris Gross, Sherron Weinberger, et ux, Sylvia Weinberger, Melvin Goldman, et ux, Jacqueline Goldman, and Irvin Wolf, et ux Mary Wolf, by deed from Max Greenberg, Trustee, of record in Book 4325, page 947, 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 Home Federal Savings & Loan Association, of record in Book 4325, page 955, Register's Office for Davidson County, Tennessee. It is also understood that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

+ Max Greenberg + Charles Gross

+ Sarah Greenberg + Doris Gross

This is improved (X) unimproved ( ) property, known as 612 41st Avenue, North, Nashville, Tennessee - 37219
(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 16th day of March, 19 77

+ Sherron Weinberger + Irvin Wolf

+ Sylvia Weinberger + Mary Wolf

+ Jacqueline Goldman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Max Greenberg, Charles Gross, et ux Doris Gross, Sherron Weinberger, et ux Sylvia Weinberger, Melvin Goldman, et ux Jacqueline Goldman, and Irvin Wolf, et ux Mary Wolf 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 16th day of March 1977

Commission expires 8-15-79

Betty G. Ehrenstein
Notary Public

BETTY G. EHRENSTEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

WARRANTY DEED

FROM
MAX GREENBERG, et al

TO
JIM BEUERLEIN

D 95598

IDENTIF. REFERENCE

MAR 25 3 36 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney
24th Floor
First American Center
Nashville, Tenn. 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 25 77	CONV	28,000.00			
MAR 25 77	S'TAX		B*	72.80	
MAR 25 77	PR'FEE		B*	.50	
MAR 25 77	W'DEED		B*	4.00	* 77.30