Prepared by: Edward T. Goldstein
Box 24676 - Nash - Tenn

BOOK 5131 PAGE 605

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.
To be assigned

Nolensville Road Realty Company
c/o CMC, Inc.
P.O. Box 24676
Nashville, Tenn. 37202

mail

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by Edward T. Goldstein, Sherron Weinberger, and Joel C. Gordon, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roy Shainberg has bargained and sold, and by these presents does transfer and convey unto the said Edward T. Goldstein, his heirs and assigns, one-half of his right, title and interest in an one-third undivided interest (being an one-sixth undivided interest) and unto the said Sherron Weinberger, his heirs and assigns, one-fourth of his right, title, and interest in an one-third undivided interest (being an one-twelfth undivided interest) and unto the said Joel C. Gordon, his heirs and assigns, one-fourth of his right, title and interest in an one-third undivided interest (being an one-twelfth undivided interest) in and to the following-described land in Davidson County, Tennessee:

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.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Edward T. Goldstein
Affiant

Subscribed and sworn to before me, this the 4th day of April, 1977.

COMMISSION EXPIRES: 11-21-77 NOTARY PUBLIC: Rebecca Dee

REBECCA DEE NOTARY PUBLIC AT LARGE TENN.

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 the line between said lots north 57°30'east180feet 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 Roy Shainberg by deed from Gulf Insurance Company, a Florida Corporation, of record in Deed Book 4541, Page 367, Register's Office for Davidson County, Tennessee.

Roy Shainberg 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.

ROSLYN K. Shainberg 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, 1977.

This is improved property known as 2712-14 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD one-third undivided interest in the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Edward T. Goldstein, Sherron Weinberger, and Joel C. Gordon, their heirs and assigns forever.

AND I do covenant with the said Edward T. Goldstein that I am lawfully seized and possessed of said one-sixth undivided interest in said land in fee simple, and I do covenant with the said Sherron Weinberger that I am lawfully seized and possessed of said one-twelfth undivided interest in said land in fee simple, and I do covenant with the said Joel C. Gordon that I am lawfully seized and possessed of said one-twelfth undivided interest in said land in fee simple; and I further covenant that I have a good right to convey it, and the same is unencumbered, exept for taxes for 1977, 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 one-sixth undivided interest in said real estate to said Edward T. Goldstein, his heirs and assigns against the lawful claims of all persons whomsoever.

AND I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said one-twelfth undivided interest in said real estate to said Sherron Weinberger, his heirs and assigns, against the lawful claims of all persons whomsoever.

AND I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said one-twelfth undivided interest in said real estate to said Joel C. Gordon, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of April, 1977.

Roy Shainberg

Roslyn K Shainberg
Roslyn K Shainberg

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Gail Rosenthal, a Notary Public in and for said County and State, the within-named Roy Shainberg and wife, Roslyn Shainberg, the barginors, 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 4th day of April, 1977.

GAIL ROSENTHAL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: May 8, 1978 NOTARY PUBLIC: Gail Rosenthal

APR-6-77	CONV	*8,000.00			
APR-6-77	S'TAX		B*	20.80	
APR-6-77	PR'FEE		B*	.50	
APR-6-77	M'DEED		B*	6.00	* 27.30

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IDENTIF. REFERENCE
APR 6 10 47 AM '77
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

D97238