THIS INSTRUMENT WAS PREPARED BY: BEN H. ROWAN
1400 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 37201

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GENERAL DEED OF CONVEYANCE

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER:
Ida Hellerman	mail Tenco % Henry Kawior 318 Broad Nashville, Tenn. 37201	93-6-4-4

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by Ida Hellerman, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Nathan Luobanow, by these presents do hereby transfer and convey unto Ida Hellerman, her successors and assigns, a One-Third interest in my life estate in the following described tract of parcel of land to wit:

Land in Davidson County, Tennessee, being part of Lot No. 57 on the Original Plan of Nashville, not of record, described as follows:

Beginning at a point on the northerly margin of Broad Street, said beginning point being 90 feet east of the northeast corner of Fourth Avenue, North and Broad Street; running thence eastwardly with the northerly margin of Broad Street, 25 feet to a point; thence northerly through the center of a party wall and parallel with Fourth Avenue North, 130 feet to a point, thence westwardly and parallel with Broad Street 25 feet to a point; thence southwardly 130 feet to the point of beginning.

Being the same property conveyed to Louis Luobanow and Louis Cohen by deed from J.C. Dale, Jr., Clerk and Master, of record in Book 1136, Page 583, Registrar's Office for said County, the said Louis Luobanow having since died, and by Will of record in Will Book 84, Page 487, County Clerk's Office for Davidson County, Tennessee, having devised his interest in said property of his wife; Sarah Luobanow who having since died devised a life estate to Nathan Luobanow by Will of record in Will Book 97, Page 318, R.O.D.C. Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This is improved property known as 318 Broadway, Nashville, Tennessee.

The actual consideration or value, whichever is greater, for this transfer is $ 10000.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of April, 1975.

Nathan Luobanow
N. L.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Millicent C. Robinson, a Notary Public in and for said County and State, the within named, Nathan Luobanow the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of April, 1975.

Millicent C. Robinson
Notary Public

My Commission Expires:
My Commission Expires Feb. 5, 1977

E07946 mail see env.

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IDENTIF. REFERENCE

JUN 8 1 48 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

CO [illegible]	MO
WD 4.00	MS
TD	ST 2.60
CC	ST
MR	PF .50
UCC	TOTAL 7.10