"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5181 PAGE 359

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerome S. Karr (NAME)	Marshall I. Karr (NAME)	Map 92-15
15 Park Avenue, Apt. 4-D (STREET ADDRESS OR ROUTE NUMBER)	6213 Charlotte Avenue (STREET ADDRESS)	Parcel 102
New York, New York 10016 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37209 (CITY) (ZONE) (STATE)	FB#21W09425

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- *Dollars,* and other good and valuable consideration, the receipt of which is hereby acknowledged from Jerome S. Karr, hereinafter referred to as "Grantee", including but not limited to the said Grantee's agreement to assume liability for and to pay when due two (2) notes secured by Deeds of Trust of record in Book 5068, page 651, and 654, respectively, Register's Office for Davidson County, Tennessee,

James A. Rothberg, hereinafter referred to as "Grantor",

has this day bargained and sold, and do hereby transfer and convey unto the said Grantee, his heirs and assigns, Grantor's undivided one-half (1/2) interest in and to

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 and the northerly 42 feet of Lot No. 13 on the Plan of P.D. Maddin's Subdivision of part of the Elliston Property, as of record in Book 57, page 139, Register's Office for said county, that part of a 10-foot alley in the rear of said lots and the northeast part of Lot No. 14 on the Plan of part of the Elliston property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described as a whole as follows:

Beginning at the southwest corner of Louise Avenue and State Street; thence with the westerly margin of said Avenue southerly 92 feet to the northeast corner of the property conveyed to Virginia P. Goodpasture by deed from J. M. Medlin and Company, Inc., of record in Book 2903, page 533, said Register's Office; thence with said Goodpasture's northern boundary line westerly 168 feet to the easterly margin of an alley opened by agreement of record in Book 185, page 55, said Register's Office; thence with the easterly margin of said alley northerly 92 feet to the southerly margin of State Street, thence with the same easterly 168 feet to the beginning.

Being the same real property conveyed to Marshall I. Karr and James A. Rothberg by deed from the LADIES OF CHARITY, INC. a Tennessee corporation of record in Book 5068, page649, R.O.D.C. Katherina B. Rothberg, wife of Grantor, as joined into this conveyance solely for the purpose of conveyeing her marital ights in he property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $47,715.56

Subscribed and sworn to before me, this the 8th day of August, 1977

My Commission Expires 9-29-78 (Affix Seal)

Affiant

Notary Public

This is improved ( ) improved (X) property, known as 217 Louise Avenue, Nashville, TN 37203 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenant that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1977 taxes, (a lien but not due and payable he two Deeds of Trust aforesaid, and easements, restrictions and setback lines of record.

Grantor further covenants and bind his heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 8th day of August, 1977 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Katherina B. Rothberg
Katherina B. Rothberg

James A. Rothberg
James A. Rothberg

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Margaret Ann Lagland, *a Notary Public in and for said County and State,* James A. Rothberg and Katherina B. Rothberg

the within named 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* 8th *day of* ~~July~~ August, *19*77.

Margaret Ann Lagland, *Notary Public*

Commission expires 1-29-78

MARGARET ANN LAGLAND NOTARY PUBLIC DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM

James A. Rothberg et ux

TO

Jerome S. Karr

E 19087

IDENTIF. REFERENCE

AUG 8 2 47 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-87 CONV 47,715.56 B* 124.02
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