This deed prepared by Calvin A. Buchman, 210 25th Avenue North, Nashville, Tn.

WARRANTY DEED

BOOK 5245 PAGE 519

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morris Kraft (NAME)	same (NAME)	
Suite 706- 210 25th Ave No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-9
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	435

FOR AND IN CONSIDERATION of the sum of ----------Eight Hundred and 0/100----------
----------(800.00)---------- Dollars,

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for additional consideration, the grantee, hereinafter named, assumes and agrees to pay the balance of an indebtedness of record in book 4931, page 384, payable to E.A. Sircy and wife, Mintye Sircy, we

CHARLES N. ARMSTRONG AND WIFE, HELEN ARMSTRONG

have this day bargained and sold, and do hereby transfer and convey unto the said Morris Kraft, free from the marital rights of present or future spouse, his (~~successor~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot # 13 of Block "B" on the Map of Elizabeth A. Lindsley's Property, of record in book 2, page 92, of the Chancery Court at Nashville.

Said lot # 13 fronts 50 feet on the northerly side of Holly Street and runs back between parallel lines 180 feet to an alley.

Being the same real property conveyed to Charles N. Armstrong, by deed from E.A. Sircy, et ux, of record in book 4931, page 384, Register's Office for Davidson County, Tennessee

Helen Armstrong, wife of Charles N. Armstrong joins in this conveyance to deed her rights resulting from the marital relationship.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 3,600.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 1978.
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whi
Subscribed and sworn to before me, this the 30th day of December 1977
My commission expires: _____ (Affix Seal)

This is unimproved ( ) improved (X) property, known as 1405 Holly Street, Nashville, Tennessee
(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 ----------Morris Kraft, free from the marital rights of present or future spouse----------his (~~successor~~), heirs and assigns forever. We covenant that we are 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 as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Morris Kraft, his (~~successor~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30th day of December, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Helen Armstrong
Helen Armstrong

Chas. N. Armstrong
Charles N. Armstrong

BOOK 5245 PAGE 520

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth A. Grimm, a Notary Public in and for said County and State, Charles N. Armstrong and wife, Helen Armstrong

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 30th day of December, 19 77

Ruth A. Grimm Notary Public

Commission expires 5-11-81

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.....

JAN24 78	CONV	*5,600.00			
JAN24 78	S'TAX		B*	14.56	
JAN24 78	PR'FEE		B*	.50	
JAN24 78	W'DEED		B*	4.00	* 19.06

WARRANTY DEED

FROM Charles N. Armstrong, et ux

TO Morris Kraft

E 47188

IDENTIF. REFERENCE

JAN 24 8 34 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238