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

WARRANTY DEED

BOOK 5246 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michel G. Kaplan et ux	First Federal Savings & Loan	Map 115-16
(NAME)	(NAME) Assn.	
6140 Robin Hill Road	4th at Union	Parcel 33
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	FB#8DZ-70995
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by ARTHUR G. FORT II and wife, MARY BROWN FORT, hereinafter "Grantors", from MICHEL G. KAPLAN and wife, RITA E. KAPLAN, hereinafter "Grantees",

the said Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, and their

XXXXX (successors), *heirs and assigns,*

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

Being Lot No. 38 on the Plan of WEST MEADE FARMS, INC., Section "B", of record in Book 1835, page 7, Register's Office for said County.
Said Lot No. 38 fronts 150 feet on the northwesterly side of Robin Hill Road and runs back 341.4 feet on the northeasterly line and 341 feet on the southwesterly line, to a dead line in the rear, measuring 124.5 feet.
Being the same property conveyed to Arthur G. Fort II and wife, Mary Brown Fort, by deed from John M. Boylin, a single man, as of record in Book 3870, page 873, Register's Office for said County.

JAN 25 78 CONV 49,500.00
JAN 25 78 S'TAX B* 128.70
JAN 25 78 PR'FEE B* .50
JAN 25 78 W'DEED B* 4.00 * 133.20

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 23rd day of January, 19 78

Affiant Michel G. Kaplan

My commission expires: 11/16/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6140 Robin Hill Road, Nashville, Tennessee 37205
(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 Grantees, and their

XXXXXXX, *heirs and assigns forever.* Grantors *covenant that* they 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 for 1978 real property taxes, easements, restrictions, and setback lines of record in said Register's Office.

Grantors *further covenant and bind* themselves, and their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, and their

XXXXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 23rd *day of* January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Brown Fort
MARY BROWN FORT

Arthur G. Fort II
ARTHUR G. FORT II

BOOK 5246 PAGE 2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jasper Smith, *a Notary Public in and for said County and State,* Arthur G. Fort II and Mary Brown Fort

*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* 23rd *day of* January, *19*78

Jasper Smith
Notary Public

Commission expires 11/16/81

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 ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Arthur G. Fort II et ux

TO

Michel G. Kaplan and

wife, Rita E. Kaplan

E 47442

IDENTIF. REFERENCE

JAN 25 12 40 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238