File Box 1

BOOK 5254 PAGE 685

WARRANTY DEED

"THIS INSTRUMENT PREPARED BY CHARLES B. REAGOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37239"

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Feldman (NAME:)	Security Federal Savings & Loan (NAME:)	Map 92-15
6213 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	501 Union Street (STREET ADDRESS)	Parcel 111
Nashville, TN 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	FB#21W-1390

For and in Consideration of the sum of Five Thousand and 00/100 ($5,000.00)----------*DOLLARS* cash in hand paid by Tim Feldman, a single man, hereinafter referred to as "Grantee", and the execution of a Promissory Note in the principal amount of Eight Thousand and 00/100 ($8,000.00) Dollars by Grantee, of even date herewith payable to the order of James A. Rothberg, hereinafter referred to as "Grantor", which Promissory Note remains unpaid but shall under no circumstances be considered to constitute a lien on the real property herein conveyed, and Grantee's having assumed liability for the payment of a certain Deed of Trust Note in the original principal amount of $40,000.00, dated October 14, 1977, payable to the order of Security Federal Savings & Loan Association and secured by a Deed of Trust of record in Book 5209, page 341, Register's Office for Davidson County, Tennessee, and by an Assignment of Lease of record in Book 5209, page 345, said Register's Office, the receipt and sufficiency of which are hereby acknowledged by Grantor,

Grantor has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* Grantee, his heirs and assigns, an undivided one-half (1/2) interest in and to ~~heirs and assigns~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the east one-half of Lot 1 on the Percy D. Maddin Subdivision of Lots 8, 9, 10, 15, 16, and 17, and the west one-half of Lots 11 and 18 of the Elliston Lands of record in Book 57, page 139, Register's Office for Davidson County, Tennessee.

Being the same interest in real property conveyed to James A. Rothberg by Quitclaim Deed from Rothberg & Karr Company, a partnership, of record in Book 5254, page 683, said Register's Office.

THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING:

1. 1978 Metropolitan Nashville and Davidson County real property taxes, a lien but not due and payable;
2. An easement for that portion of the premises lying within the bounds of Elliston Place;
3. An easement for a party wall of the adjoining building at 2208 Elliston Place, Nashville, Tennessee;
4. Lease from Rothberg & Karr Company, Lessor, to Wm. Buford Bates, Trustee, Lessee, a Short Form of which is of record in Book 5055, page 956, said Register's Office;
5. Sublease Agreement between Wm. Buford Bates, Trustee, and Paladin, Inc. as "Seller" and Elliston Place Adventures, Inc. as "Buyer", as of record in Book 5093, page 560, said Register's Office;
6. Deed of Trust executed by Marshall I. Karr and James A. Rothberg to Everett A. Covington, Jr., Trustee, of record in Book 5209, page 341, said Register's Office; and

(Continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,700.00

Affiant

Subscribed and sworn to before me, this the 15th day of February, 1978

Notary Public

My commission expires: [illegible] 1979

(Affix Seal)

NOTARY PUBLIC
LARGE
STATE OF TENNESSEE

7. Assignment of Lease executed by James A. Rothberg and Marshall I. Karr to Security Federal Savings and Loan Association, of record in Book 5209, page 345, said Register's Office.

Katherina B. Rothberg, the wife of Grantor, has joined in the execution of this instrument for the sole purpose of conveying any marital rights she may have in the real property the subject of this conveyance.

02/21/78	CONV	32,700.00			
02/21/78	STATX		85.02		
02/21/78	RWFEE		.50		
02/21/78	WDEED		6.00	*	91.52

unimproved ( )
This is improved (X) property, known as 2206 Elliston Place, Nashville, TN 37203
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and his interest in said *heirs and assigns, forever.*

And Grantor does *do covenant with the said* Grantee *that* he is interest in said *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as provided above.

And Grantor does *further covenant and bind* himself, and his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, and his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 18th *day of* February, *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.*

James A. Rothberg
JAMES A. ROTHBERG

Katherina B. Rothberg
KATHERINA B. ROTHBERG

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Muriel G. Caylan, a Notary Public in and for said County and State, the within named James A. Rothberg and Katherina B. Rothberg

the 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 18th day of February, 1978

Muriel G. Caylan, Notary Public.

Commission Expires Nov. 6, 1979

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

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

....., Notary Public.

Commission Expires.....

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.....

E5131

IDENTIF. REFERENCE

FEB 21 10 01 AM '78

FELIX Z. HUDSON, REGISTER
DAVIDSON COUNTY, TENN.