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

BOOK 5274 PAGE 345 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLISTON HALL, INC. (NAME)	ELLISTON HALL, INC. (NAME)	92-15-102
217 LOUISE AVENUE (STREET ADDRESS OR ROUTE NUMBER)	217 LOUISE AVENUE (STREET ADDRESS)	
NASHVILLE, TN 37203 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN 37203 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS ($10.00)---------- ---------- *DOLLARS*

AND OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARSHALL I. KARR AND JEROME S. KARR,

have bargained and sold, and by these presents do transfer and convey unto the said ELLISTON HALL, INC., ITS *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

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'S 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. GOOD-PASTURE 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 PROPERTY CONVEYED TO MARSHALL I. KARR AND JAMES A. ROTHBERG, BY DEED FROM THE LADIES OF CHARITY, INC., OF RECORD IN BOOK 5068, PAGE 649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID JAMES A. ROTHBERG HAVING CONVEYED HIS 1/2 UNDIVIDED INTEREST TO JEROME S. KARR, BY DEED OF RECORD IN BOOK 5181, PAGE 359, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 121,517.96

Subscribed and sworn to before me, this the 12th day of April, 1978

Affiant

My commission expires: [illegible] (Affix Seal)

Notary Public

E. 6. 0. 2. 5. 7.

BOOK 5274 PAGE 346

IDENTIF. REFERENCE

APR 17 4 19 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 17 78	CONV	90,000.00			
APR 17 78	CONV	31,517.96			
APR 17 78 S'TAX			B* 315.90		
APR 17 78 PR'FEE			B* .50		
APR 17 78	W'DEED		B* 6.00	*	322.40

unimproved ( )
This is improved (X) property, known as 217 LOUISE AVENUE, NASHVILLE, TENN. 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 ELLISTON HALL, INC. ITS *heirs and assigns, forever.*

And WE *do covenant with the said* ELLISTON HALL, INC. *that* WE ARE *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* EXCEPT TAXES FOR 1978 WHICH THE CONVEYEES HEREIN AGREE TO ASSUME.

And WE *do further covenant and bind* OUR *heirs and representatives, to warrant and forever defend the title to the said land to the said* ELLISTON HALL, INC. ITS *heirs and assigns against the lawful claims of all persons whomsoever. Witness* OUR *hand* S *this* 13th *day of* APRIL, *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.*

x Jerome S. Karr
JEROME S. KARR

Marshall I. Karr
MARSHALL I. KARR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Capt Smith, a Notary Public in and for said County and State, the within named MARSHALL I. KARR

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 17 day of APRIL, 19 78.

Capt Smith, Notary Public.

Commission Expires 11/16/80

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, LAWRENCE LASCO, a Notary Public in and for said County and State, the within named JEROME S. KARR

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NEW YORK, NEW YORK, this 13 day of APRIL, 19 78.

LAWRENCE LASCO, Notary Public.

LAWRENCE LASCO, Notary Public
State of New York, No. 03-4509560
Qualified in Bronx County
Certificate filed in New York County
Commission Expires March 30, 1979

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.....