File 1:27

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 5279 PAGE 108	MAP PARCEL NUMBERS
JOHN A. ROSCHMAN	SAME	Map 103-1
(NAME) Intercostal Building, Suite 200, P.O.Box 23520	(NAME)	Parcel 26
(STREET ADDRESS OR ROUTE NUMBER) Fort Lauderdale, FLA 33307	(STREET ADDRESS)	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND and no/100 ($200,000.00) ---------- *Dollars,* cash in hand paid by John A. Roschman, hereinafter referred to as "Grantee", to Marshall I. Karr, Trustee, with full power to sell, transfer, convey and mortgage, without joinder of any beneficiary, under a Land Trust Agreement as of record in Book 5175, page 428, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Grantor",

Grantor has

~~XXX~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Grantee and his

certain real estate in Davidson County, Tennessee, ~~XXXXX~~ described in Exhibit "A" which is attached hereto and incorporated herein by reference. ~~XXXXXX~~ *heirs and assigns,*

This conveyance is expressly subject to the following:

1) 1978 Metropolitan-Nashville and Davidson County real property taxes, which taxes have been prorated between Grantor and Grantee as of the date of this instrument on the basis of 1977 taxes.

2) That portion of the premises, if any, lying within the right-of-way of Charlotte Avenue.

3) Conditions of the Owner's Certificate and a Note that "a 6' high fence and a 5' planting strip shall be maintained along Neighborly Drive to prevent vehicular ingress and egress" contained in the Plat of record in Book 5210, page 43, 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 $200,000.00

Subscribed and sworn to before me, this the 28th day of April 1978

Affiant

My commission expires: 5-13-79 (Affix Seal)

Notary Public

This is ~~XXXXXX~~ unimproved (XX) property, known as 6217 Charlotte Avenue, Nashville, TN 37209
(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 and his ~~XXXXXXX~~

heirs and assigns forever. Grantor *covenants 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 as provided above.

Grantor *further covenants and binds* s himself and his successors / in trust ~~heirs and representatives~~, *to warrant and forever defend the title to said real estate to said* Grantee and his ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness Grantor's *hand this* 28th *day of* April, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marshall I. Karr, Trustee

MARSHALL I. KARR, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C. Walker, *a Notary Public in and for said County and State,* MARSHALL I. KARR, TRUSTEE *the within named 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* 28th *day of* April, *19* 78

Nancy C. Walker *Notary Public*

NANCY C. WALKER NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires 5-13-79

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 .....

APR28 78	CONV	90,000.00			
APR28 78	CONV	90,000.00			
APR28 78	CONV	20,000.00			
APR28 78	S'TAX		B*	520.00	
APR28 78	PR'FEE		B*	.50	
APR28 78	W'DEED		B*	6.00	* 526.50

WARRANTY DEED

FROM
MARSHALL I. KARR, TRUSTEE

TO
JOHN A. ROSCHMAN

E. 6. 2 4. 9 1.

IDENTIF. REFERENCE

APR 28 3 11 PM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a certain tract or parcel of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No.1 on the Plan of the Resubdivision of a Portion of Lots 4 and 5 on the Plan of Brent Spence Lands, a plat of which is of record in Book 5210, page 43, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of John B. Rainey, Tennessee Surveyor No. 823, dated April 10, 1978, as follows:

BEGINNING at a concrete monument located on the westerly margin of Charlotte Avenue, said point of beginning being the northeast corner of this tract and the northwest corner of the General Care Corporation land of record in Book 5210, page 32, R.O.D.C., Tennessee, thence leaving the General Care Corporation property and with the margin of the aforesaid Charlotte Avenue the following three calls: S 40° 53' 37" W 80.84' to an iron pin; thence N 48° 44' 35" W 25.00' to an iron pin; thence S 41° 15' 25" W 109.00' to a concrete monument, said monument being the northwest corner of this tract and the northeast corner of the Taco Bell property as shown in Plat Book 3842, page 266, R.O.D.C., Tennessee, thence leaving the margin of said Charlotte Avenue and with the aforesaid Taco Bell property S 32° 40' 35" E 208.13' to an iron pin; thence leaving the Taco Bell line and with the line of Lot No.2 of this subdivision N 57° 19' 25" E 10.00' to an iron pin; thence with the northerly line of said Lot 2 S 32° 40' 35" E 301.70' to an iron pin in the westerly right-of-way of Neighborly Drive; thence with the right-of-way of said Drive N 39° 13' E 189.48' to an iron pin; said iron pin being the southeasterly corner of this tract and the southwest corner of the aforesaid General Care Corporation land; thence with the line of said General Care Corporation N 32° 47' W 479.95' to the point of beginning, containing 2.10 Acres more or less, according to said survey.

BEING a portion of the property conveyed to Marshall I. Karr,Trustee, with full power to sell, transfer, convey and mortgage without joinder of any beneficiary,by deed from Matt H. Dobson, IV, and wife, Betty Smith Dobson,of record in Book 5164, page 631, Register's Office for Davidson County, Tennessee.