This deed prepared by Calvin A. Buchman, 225 -25th Avenue North, Nashville, Tn.

- ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5283 PAGE 31	MAP-PARCEL NUMBERS:
Calvin A. Buchman, et ux, et al (NAME)	same (NAME)	92-13-Par 428 and 92-13-428
225 25th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	
Nashville, Tn. 37203 (CITY) (STATE) (ZIP CODE)	" (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Two Hundred Dollars----------
----------($8,200.00)---------- DOLLARS
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, subject to the balances of two indebtednesses of record in book 3991, page714 , and book 3915, page 826, R.O.D.C.T.,

I,DOROTHY ROTH, Widow and Devisee under the Will of Morris Roth, of record in Will Book 122, page 140, CCC, Davidson County, Tenn.

have bargained and sold, and by these presents do transfer and convey unto the said Calvin A. Buchman and wife, Libby S. Buchman, Morris Kraft and wife, Reba R. Kraft, and Maxie D. Biener and wife, Goldie M. Biener, my total interest in the hereinafter described realty, representing 25% of its value for the land, and 75% of its value for the improvements thereon, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT # 1 (3511-15 Dakota Avenue) Land in Davidson County, Tenn., being lots 156 and 157 on the Plan of Hortense Place Subdivision, of record in book 161, page 167, R.O.D.C.T. Said lots join and front together 100 feet on the south side of Dakota Avenue and extends back between parallel lines 150 feet to an alley.
Being the same real property conveyed to Morris Roth, et ux by deed of record in book 3589, page 133, RODCT.

TRACT #2 (3723 Nevada Ave.) Land located in the City of Nashville, Davidson County, Tenn., being the easterly 60 feet of Block 29 on the Map of Charlotte Park Second Addition extended, as described in book 421, page 10, RODCT.
Beginning at a point in the southerly margin of 3rd Avenue, extended 105 1/2 ft. from the southeast corner of Third Avenue, extended and "A" Street: thence 60 feet along the margin of said 3rd Avenue, to a stone on the westerly margin of an alley: thence with said alley 152.1 feet to the northerly margin of another alley: thence with the northerly margin of the last mentioned alley 60 ft.: thence northerly 150 ft. to the point of beginning.
Being the same real property conveyed to Morris Roth, and wife Dorothy Roth by deed of record in book 3974, page 951.

(Dorothy Roth and Dorothy F. Roth being one and the same person)

It is the intent of the Grantor herein to convey my total undivided interest in the heretoabove described realty and establish the total consideration of $28,521.39 shall be assessed as follows: $21,391.04 shall be assessed to the improvements and $7,130.35 shall be assessed to the land thereunder.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,521.39

Subscribed and sworn to before me, this the 5 day of May, 1978

My commission expires: 5-18-81 (Affix Seal)

Affiant: Dorothy Roth

Notary Public: Darrell Bourne

unimproved ( )
This is improved (X) property, known as 3511-15 Dakota Avenue and 3723 Nevada Avenue (House Number) (Street)

Nashville, Tn. 37209
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of May, 19 79.

Dorothy Roth

BOOK 5283 PAGE 32

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Dorothy F. Roth, Widow and Devisee under the Will of Morris Roth, of record in Will Book 122, page 140, CCC, Davidson County, Tn.

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

Witness my hand and official seal at Nashville, Tenn., this 5th day of May, 1978.

My commission expires 5-18-81 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

MAY-9 78 CONV 28,521.39
MAY-9 78 S'TAX B* 74.10
MAY-9 78 PR'FEE B* .50
MAY-9 78 W'DEED B* 4.00 * 78.60

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $ _____
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM Dorothy F. Roth, Widow

TO Calvin A. Buchman, etux, et al

E 64244

IDENTIF. REFERENCE

MAY 9 8 53 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290