This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 3707
NASHVILLE, TENN. 37219

BOOK 5330 PAGE 710

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel P. Morris (NAME)	Same (NAME)	Map 93-6.4
7119A Centennial Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 39
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, SELMA GROSBERG BLOCKER, AL GROSBERG and CHESTER GROSBERG, ...*have bargained and sold, and by these presents do transfer and convey unto the said* JOEL P. MORRIS, his .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the premises known as City No. 106 Fourth Avenue South, Nashville, Tennessee, and being part of Lot No. 21 on the Map of Davidson Academy Lots, not of record, and described according to copy of a survey thereof made by Z. J. Wilkinson, Surveyor, dated July 19, 1958, as follows:

Beginning at a point in the east margin of Fourth Avenue South, as now widened and located, at the southwest corner of the building known as 104 Fourth Avenue South, said point being 115 feet south of the south margin of Broad Street; thence with the margin of Fourth Avenue South, southerly 35 feet to a point; thence easterly, partly along the north line of a building and partly along a fence, 154 feet 3 inches to a point; thence northerly 11 feet 7 inches to a point; thence westerly 24 feet 3 inches to a point; thence northerly 23 feet 5 inches to a point; thence westerly 130 feet to the point of beginning.

Being part of the property conveyed to Leah Grosberg Morse by deed from Third National Bank in Nashville, Executor of the Estate of I. B. Morse, deceased, of record in Book 1681, page 373, Register's Office for Davidson County, Tennessee, and devised to Selma Grosberg Blocker, Al Grosberg and Chester Grosberg by the Will of Leah Grosberg Morse, of record in Will Book 66, page 392, County Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 25,000.00

Subscribed and sworn to before me this the 23rd day of January, 1978

Joel P. Morris
Affiant

My commission expires: 2-21-81 (Affix Seal)

Notary Public

DAVIDSON COUNTY, TENN.

E 85464

BOOK 5330 PAGE 711 T
IDENTIF. REFERENCE

AUG 28 3 26 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG28 00	CONV	25,000.00				
AUG28 00	S'TAX		B*	65.00		
AUG28 00	PR'FEE		B*	.50		
AUG28 00	W'DEED		B*	6.00	*	71.50

unimproved (X)
This is improved ( ) property, known as 106 Fourth Avenue South, Nashville, Tennessee
(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 JOEL P. MORRIS, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Joel P. Morris ..... *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 by taxes for the year 1978, which have been prorated and assumed by the Grantee herein.

And we, Selma Grosberg Blocker, Al Grosberg and Chester Grosberg, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joel P. Morris, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 11 *day of* August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Selma Grosberg Blocker
Selma Grosberg Blocker

Al Grosberg
by Power of Attorney
Chester Grosberg

Chester Grosberg

BOOK 5330 PAGE 712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie B. Smith, a Notary Public in and for said County and State, the within named Selma Grosberg Blocker and Chester Grosberg,

the bargainors, 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 17th day of Dec., 1978.

Annie B. Smith, Notary Public.

Commission Expires 6-2-81.

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, Elaine Cook, a Notary Public in and for said County and State, the within named Al Grosberg

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 Dallas, Texas, this 11th day of Dec., 1978.

Elaine Cook, 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 _____.