This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

4-64-852-3

WARRANTY DEED

BOOK 5344 PAGE 420

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Irwin A. Goldzweig et ux	Security Federal S. & L. Assn.	Map 141-15-B
(NAME)	(NAME)	
608 River Ridge Court	4235 Hillsboro Rd.	Parcel 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37221	Nashville, TN. 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100=----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Irwin A. Goldzweig and wife, Betty Joe R. Goldzweig and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Billy M. Brown and wife, Hazel L. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Irwin A. Goldzweig and wife, Betty Joe R. Goldzweig, their *(successors), heirs and assigns certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Rolling River Estates, Phase II as of record in Book 5200, page 7, Register's Office for said County.

Said Lot No. 308 fronts 75.00 feet on the northeast side of River Ridge Court and extends back 201.22 feet on the northwest line and 188.48 feet on the southeast line to a broken rear dead line measuring 120.58 feet thereon.

Being the same property conveyed to Billy M. Brown and wife, Hazel L. Brown, by deed from Home Federal Savings & Loan Association of Nashville, of record in Book 5274, page 270, Register's Office for said County.

This conveyance is subject to declaration of covenants, conditions and restrictions, including liens for annual & special assessments, of record in Book 4892, page 689, said Register's Office, made applicable to Phase II ofrecord in Book 5214, pae 933, said Register's Office; by-laws of Rolling River Estates, Inc. of record in Book 4892, page 679, said Register's Office, made applicable to Phase II of record in Book 5214, page 933, said Register's Office, 10-foot public utility and drainage easement, 20-foot minimum building setback line from rear lines and a 10 foot minimum building setback line from each side line, 30-foot minimum building setback line from River Ridge Court and conditions of Owner's Certificate of record in Book 5200, page 7, said Register's Office.

** Continued on back.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 28th day of September, 19 78.

Affiant Betty Joe R. Goldzweig

My commission expires 4-18-82 (Affix Seal)

Notary Public Audrey J. Kauffman

This is improved (or unimproved) property known as 608 River Ridge Court, Nashville, Tennessee (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 Irwin A. Goldzweig and wife, Betty Joe R. Goldzweig, their *(successors), heirs and assigns forever.* We *covenant that* we are *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 for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Irwin A. Goldzweig and wife, Betty Joe R. Goldzweig, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* September, 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.*

Billy M. Brown
Billy M. Brown

Hazel L. Brown
Hazel L. Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Billy M. Brown and wife, Hazel L. Brown

*the within named 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* 28th *day of* September, *19*78

Audrey J. Kauffman
Notary Public

Commission expires 4-18-82

AUDREY J. KAUFFMAN NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

** also this conveyance is subject to restrictive covenants of record in Book 4788, page 950, said Register's Office, as amended of record in Book 4871, page 640, said Register's Office, made applicable to Phase II of record in Book 5214, page 933, said Register's Office.

OCT-28 78	CONV	65,000.00			
OCT-28 78	S'TAX		B*	169.00	
OCT-28 78	PR'FEE		B*	.50	
OCT-28 78	W'DEED		B*	4.00	* 173.50

WARRANTY DEED

FROM
Billy M. Brown et ux

TO
Irwin A. Goldzweig et ux

E 91590

mail env

IDENTIF. REFERENCE

OCT 28 55 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238