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

WARRANTY DEED

BOOK 5551 PAGE 494

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jack E. Mattan, et al	Westwood Building Enterprises American Magotteaux	104-15-459
(NAME)	(NAME)	
2409 - 21st Ave. So.	2409 - 21st Ave. So.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37212	Nashville, TN. 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Jack E. Mattan, Delbert Carraher, Pierre Goffaux, Bertrand H. Michels and Roland Pattyn and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jack E. Mattan, Delbert Carraher, Pierre Goffaux, Bertrand H. Michels and Roland Pattyn have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $300,000.00, secured by deed of trust of record in Book 4726, page 853, as amended in Book 4839, page 535, Register's Office for Davidson County, Tennessee,

We, Jack L. Bern and Bernard L. Weinstein

have this day bargained and sold, and do hereby transfer and convey unto the said Jack E. Mattan, Delbert Carraher, Pierre Goffaux, Bertrand H. Michels and Roland Pattyn

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a resubdivision of Lot No. 69 on the Plan of Belair Subdivision of record in Book 4860, page 14, Register's Office for said County, described as follows:
Beginning at a point in the northerly margin of Westwood Avenue, said point being the common front corner of Lots Nos. 1 and 2; thence with the east line of Lot No. 1 north 8 deg. 43' east 183.93 feet to a point; thence south 80 deg. 59' east 234.0 feet to a point in the westerly margin of 21st Avenue South, formerly Hillsboro Road; thence with said westerly margin of 21st Avenue South south 37 deg. 33' west 186.79 feet to a point at the beginning of a curve having a radius of 25.0 feet; thence around said curve in a southwesterly direction a distance of 19.98 feet to a point in the westerly margin of Westwood Avenue; thence with said northerly margin of Westwood Avenue north 81 deg. 45' west 124.44 feet to the point of beginning.

Being the same property conveyed to Bern and Aronov, a partnership composed of Jack L. Bern and Herman Aronov by deed from Jack L. Bern and wife, Meredith Y. Bern of record in Book 4726, page 851, Register's Office for Davidson County, Tennessee. By deed of record in Book 4878, page 622, said Register's Office, Herman Aronov and wife, Jacqueline Aronov conveyed their undivided one-half interest to Bernard Weinstein.
This conveyance is subject to the recorded plan shows a 21.81 foot minimum building setback line from Westwood Avenue, a 30-foot setback line from Hillsboro Road, a 20-foot utility easement, and a 20-foot ingress and egress easement; and a sewer easement of record in **

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500,000.00

Subscribed and sworn to before me, this the 3rd day of January, 19 80

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

NOTARY PUBLIC

( ) unimproved
This is improved (X) property, known as 2409 21st Avenue South, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 3rd *day of* January, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack L. Bern

Bernard L. Weinstein

** Book 4842, page 173, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5551 PAGE 495

Personally appeared before me, Mary E. Neely *a Notary Public in and for said County and State,* Jack L. Bern and Bernard L. Weinstein

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 3rd *day of* January, *19* 80

Commission expires 4/21/80 Mary E. Neely *Notary Public*

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*_____

Commission expires _____ *Notary Public*

Return to Chicago Title Co.
23764/

WARRANTY DEED

FROM
Jack L. Bern and Bernard L. Weinstein

TO
Jack E. Mattan et al

5468 FHA 1976.52- DeBCK

F. 70816

IDENTIF. REFERENCE

JAN 4 2 41 PM '80

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

This instrument prepared by:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

005551 PAGE 496

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

505000.00- CO
1300.00 CO TX
.50 PRFEE
6.00 .DEED
CHECK 1306.50-
5462A01/04/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 70816

IDENTIF. REFERENCE

JAN 4 2 41 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 735043