This instrument prepared by Harris A. Gilbert, 13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

6846

WARRANTY DEED

BOOK 5554 PAGE 175

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Horst Lossman, et ux.	Same	92-13-250
(NAME) 6118 CHARLOTTE Ave.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seventy-Five Thousand Dollars ($75,000.00) Dollars,

which consists of the value of Condominium Unit #802 on the plan of Rokeby Condominium Apartments, conveyed to Horst Lossman and wife, Judith C. Lossman, by deed from the Rokeby Corporation of record in Book 5413, page 372, RODC, Tennessee, which is conveyed by warranty deed of even date in exchange for the hereafter described property,

C.B.S. Realty Company, a Tennessee general partnership, consisting of Sara Meyer, Trustee under a revocable trust created by Sam Seligman; Joe Barr; and Ben Cavalier,
have this day bargained and sold, and do hereby transfer and convey unto the said Horst Lossman and wife, Judith Lossman, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 2 and 3 of Block I, on the Map of the First Section of Croleywood Subdivision, as of record in Book 1130, page 65, RODC, Tennesse

Said Lots Nos. 2 and 3 of Block I are described together as beginning at a point in the northerly margin of Charlotte Pike at the corner of Lots 1 and 2; thence with the said Pike, westerly around a slight curve, 130' to a concrete monument; thence around a curve in a westerly direction 47.12' to a concrete monument in the easterly margin of Croley Drive; thence with said Drive, in a northwesterly direction 120.4' to a common corner of Lots 4 and 3; thence easterly with the line between Lots 2, 3,4,5, and 6, 161' to the corner of Lots 1 and 2; thence southerly with the line between said lots, 154.2' to the beginning.

Being the same property conveyed to C.B.S. Realty Company, from William S. Hofstetter, Trustee, of record in Book 4115, page 3, RODC, Tennessee.

DOROTHY C. BROOKS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,000.00

Subscribed and sworn to before me, this the 8th day of January 1980

Affiant

My commission expires: 1-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 6118 Charlotte Avenue, 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 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. except for real property taxes which have been prorated and assumed by buyer, and existing lease.

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 8th day of January, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C.B.S. Realty Company, a general partnership,

By

By

By

By

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unimproved (X)
This is improved (X) property, known as 6118 Charlotte Avenue, 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 Horst Lossman and wife, Judith Lossman, their *heirs and assigns, forever.*

And we *do covenant with the said* Horst Lossman and wife, Judith Lossman, *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 as described above.

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* Horst Lossman and wife, Judith Lossman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand, this* 2nd *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.*

C.B.S Realty Company, a general partnership

By: Larry Meyer Trustee

By: [illegible]

By: [illegible]

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Sara Meyer, Trustee, Joe Barr and Ben Cavalier, AM SELIGMAN general partners of C.B.S. Realty Company, a general partnership,

the 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* 8th *day of* January, *19* 80

A S Hofstetter, *Notary Public.*

Commission Expires 10/18/81

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *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 .....

JAN 11 3 22 PM '80
FELIX E. DYER, CLERK & MASTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 71855

PUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5554 PAGE 178

RECEIVED OF _____

FOR _____

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
			75000.00-	CO
			195.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	204.50-
6846A01/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71855

IDENTIF. REFERENCE

JAN 11 3 22 PM '80

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

No. 736380