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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Elmore Stelzer, et al

TO

Lawrence E. Levine and
Bernard M. Rosenblum

For draftsman's use

This instrument prepared by:
Bernard M. Rosenblum
Levine & Rosenblum, Attorneys
18th Fl. Life & Casualty Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence E. Levine, et al (NAME)	SAME (NAME)	93-2-3-172
210 Third Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

F 87188

(FOR REGISTER'S USE)

IDENTIFICATION

APR 29 1 05 PM '80

FILED AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1980

Notary Public

MY COMMISSION EXPIRES: Nov. 9, 1980

(AFFIX SEAL)

For and in Consideration of the sum of Eighty Thousand and NO/100---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We, Elmore Stelzer, Elizabeth W. Stelzer, Successor-Trustee, Stephen H. Suffin, Trustee, Morris Brown, Jenita B. Jacobs, Pauline H. Franklin, a/k/a Pauline Brown, Helen May Brous Brown, as Executor and Trustee, and Morris Brown, as Executor and Trustee, hereinafter called the Grantors, and Civia O. Stelzer, wife of Elmore Stelzer, Richard James Stelzer, a single man, Elmore Stelzer, Trustee and Adolph Stelzer, Trustee, joining in this deed for the purpose of conveying any interest in the subject property which they may have,

have bargained and sold, and by these presents do transfer and convey unto the said LAWRENCE E. LEVINE, a two-thirds (2/3) undivided interest, and BERNARD M. ROSENBLUM, a one-third (1/3) undivided interest, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described as part of Lot No. 26 on the Original Plan of Nashville, not of record, described as follows:

BEGINNING at a point on the easterly margin of Third Avenue North, (formerly College Street) at a point 124 feet 9 1/2 inches southerly from the southerly margin of Bank Alley; thence in an easterly direction 107 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 22 feet to the center of a brick partition wall; thence westwardly with the center of

Form No. WD3a

said wall, 107 feet, more or less, to the easterly margin of Third Avenue North; thence with the easterly margin of said Avenue, southwardly 22 feet to the beginning.

Being property conveyed to Mrs. Sarah Brown and Mrs. Ottillie Stelzer, by deed from Joseph R. West, Clerk and Master, of record in Book 1038, page 327, Register's Office for Davidson County, Tennessee. The said Mrs. Ottillie Stelzer having since died and subsequently Elmore Stelzer conveyed his 1/4 undivided interest in the property to Richard James Stelzer, by deed of record in Book 4534, page 799, and Richard James Stelzer conveyed his 1/4 interest to Elmore Stelzer by deed of record in Book 5549, page 384, Register's Office for Davidson County, Tennessee, and Adolph Stelzer conveyed his 1/4 undivided interest in the property to Jay M. Stelzer, H. Wade Stelzer, and Stephen H. Suffin, Trustees, by deed of record in Book 4768, page 493, Register's Office for Davidson County, Tennessee. Jay M. Stelzer and H. Wade Stelzer, Trustees, having conveyed to Elizabeth W. Stelzer, Successor Trustee, and Stephen H. Suffin, Trustee. The said Mrs. Sarah Brown having since died and a 1/8 undivided interest each in said property was devised to Morris Brown and Jenita B. Jacobs, as devisees under the Will of Mrs. Sarah Brown, of record in Will Book 57, page 216, Office of the Probate Court Clerk for Davidson County, Tennessee. An undivided 1/8 interest was devised to Bernard Brown by the aforementioned Will of Mrs. Sarah Brown, the said Bernard Brown having since died and devised his interest in said property to his wife, Pauline Brown, by his Will of record in Will Book 63, page 477, Office of the Probate Court Clerk for Davidson County, Tennessee. An undivided 1/8 interest was devised to Adolph Brown by the aforementioned Will of Mrs. Sarah Brown. The said Adolph Brown having since died and devised his interest in said property to Helen May Brous Brown and Morris Brown, as trustees under his Will of record in Will Book 73, page 72, Office of the Probate Court Clerk for Davidson County, Tennessee.

This is (unimproved ( ) improved (X)) property, known as 210 Third Avenue, North, Nashville, Tennessee 37201
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands on the dates hereinafter written in, all in 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

		DATE
Helen May Brous Brown, Executor & Trustee	Helen May Brous Brown Executor & Trustee	4/14/80
Morris Brown	Morris Brown	
Morris Brown, Executor & Trustee	Morris Brown Ex. & Trustee	
Pauline H. Franklin (a/k/a Pauline Brown)	Pauline H. Franklin	4/21/80
Jenita B. Jacobs	Jenita B. Jacobs	4/9/80
Adolph Stelzer, Trustee	Adolph Stelzer Trustee	3/31/80
Civia O. Stelzer	Civia O. Stelzer	4/1/80
Elizabeth W. Stelzer, Successor Trustee	Elizabeth W. Stelzer Successor Trustee	3/31/80
Elmore Stelzer	Elmore Stelzer	4/14/80

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DATE

Elmore Stelzer, Trustee . . . . . Elmore Stelzer 7/10/80

Richard James Stelzer . . . . . Richard James Stelzer 3/31/80

Stephen H. Suffin, Trustee. . . . . Stephen H. Suffin, Trustee 3/31/8

STATE OF New York
County of New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen May Brous Brown, Executor and Trustee,

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 New York, N.Y. this 16 day of April, 1980.

Notary Public

Commission Expires

MILTON A. [illegible] STEIN
Notary Public, State of New York
No. 60-0272475
Qualified in Westchester County
Term Expires March 30, 19[illegible]

STATE OF
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris Brown,

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 Broward County this 7 day of April, 1980.

Notary Public

Commission Expires NOTARY PUBLIC STATE OF FLORIDA AT LARGE
~~MY COMMISSION EXPIRES MAR 28 1983~~
BONDED THRU GENERAL INS, UNDERWRITERS

STATE OF
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris Brown, Executor and Trustee,

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 Broward County this 9 day of April, 1980.

Notary Public

Commission Expires NOTARY PUBLIC STATE OF FLORIDA AT LARGE
~~MY COMMISSION EXPIRES MAR 28 1983~~
BONDED THRU GENERAL INS, UNDERWRITERS

STATE OF Virginia
County of Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline H. Franklin (a/k/a Pauline Brown)

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 Arlington, Virginia this 21st day of April, 1980.

Notary Public

Commission Expires 1-23-84

STATE OF FLORIDA
County of BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenita B. Jacobs

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 BROWARD COUNTY, FLORIDA this 4 day of APRIL, 1980.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 1 1982
BONDED THRU GENERAL INS. UNDERWRITERS

Notary Public

Commission Expires

STATE OF CALIFORNIA
County of LOS ANGELES

OFFICIAL SEAL
LAURADELE M. CLEWELL
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Oct. 25, 1982

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adolph Stelzer, Trustee,

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 Los Angeles, CA, this 31st day of March, 1980.

Notary Public

Commission Expires 10-25-82

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 Civia O. Stelzer,

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, Tennessee this 9th day of April, 1980.

Notary Public

Commission Expires 11/15/83

STATE OF CALIFORNIA }
County of LOS ANGELES }

OFFICIAL SEAL
LAURADELE M. CLEWELL
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Oct. 25, 1982

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth W. Stelzer, Successor Trustee,

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 Los Angeles, CA, this 31st day of March, 1980.

Notary Public

Commission Expires 10-25-82

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 Elmore Stelzer,

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 Nashville, Tennessee, this 11th day of April, 1980.

Notary Public

Commission Expires 11/15/83

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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 Elmore Stelzer, Trustee,

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 Nashville, Tennessee, this 1st day of April, 1980.

Notary Public

Commission Expires 10/15/83

STATE OF CALIFORNIA
County of LOS ANGELES

OFFICIAL SEAL
LAURADELE M. CLEWELL
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Oct. 25, 1982

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard James Stelzer,

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 Los Angeles, Calif., this 31st day of March, 1980.

Lauradele M Clewell, Notary Public

Commission Expires 10-25-82

STATE OF CALIFORNIA
County of LOS ANGELES

OFFICIAL SEAL
LAURADELE M. CLEWELL
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Oct. 25, 1982

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen H. Suffin, Trustee,

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 Los Angeles, Calif., this 31st day of March, 1980.

Lauradele M Clewell, Notary Public

Commission Expires 10-25-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

80[illegible] .50- CO
80[illegible].00 CO TX
.50 PRFEE
18.00 MDEED
CHECK 296.50-
6238A04/29/80 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 7 1 8 8

IDENTIFICATION REFERENCE

APR 29 1 05 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 755036