BOOK 5651 PAGE 440 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,030,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1980.

Notary Public

MY COMMISSION EXPIRES: January 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore H. Pailet, Attorney 1906 South Street, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikado, LTD, a partnership (NAME)	Jerome B. Guttman (NAME)	Map: 103-12
2700 12th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	1007 Murfreesboro Road (STREET ADDRESS)	Parcel: 289
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	Field Book: 26W05810

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerome B. Guttman and Albee P. Guttman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mikado, LTD., a Tennessee Limited Partnership

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 Lot No. 8 and part of the Lot No. 7, Block D, on the map of Bransford Realty Company's Golf and Country Club Subdivision of record in Book 332, page 152, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at the southeast intersection of West End Avenue and Wilson Boulevard (formerly known as Bosley Avenue); thence with the margin of West End Avenue easterly 225 feet to a point; thence south 23 deg. 37' east 205.75 feet to an iron pin; thence south 61 deg. 49' west 278.73 feet to an iron pin in the easterly margin of Wilson Boulevard; thence with the margin of Wilson Boulevard north 10 deg. 30' west 232.84 feet to the point of beginning.

Being the same property conveyed to Jerome B. Guttman and wife, Albee P. Guttman, by deed from Mid-America Development Company, a partnership composed of Irby Cooper, Al H. Thomas, Nathan D. Thomas and Donald A. Thomas of record in Book 3706, page 311, Register's Office for Davidson County, Tennessee.

This conveyance is being made expressly subject to the Deed of Trust of record in Book 3732, page 497, said Register's Office, taxes for the year 1980 which are being prorated payment of which is assumed by Grantors, and except for the condition of the title as conveyed herewith, Grantors make no warranty, representation or grarantee concerning the condition of the improvements or of any personalty located therein or thereon nor about future incomes, expenses or profitability.

This is unimproved ( ) improved (X) property, known as 3831 West End Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37205 (Postal Zip)

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, unless otherwise herein set out; 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. Wherever 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 15th day of September, 1980

Jerome B Guttman — JEROME B. GUTTMAN

Albee P Guttman — ALBEE P. GUTTMAN

STATE OF TENNESSEE
Davidson County

BOOK 5651 PAGE 441

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerome B. Guttman and Albee P. Guttman

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 15th day of September 19 80

Commission expires January 22, 1984

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JEROME B. GUTTMAN, et ux

TO
MIKADO, LTD.

G 0 7 9 3 9

RUSH

IDENTIF. REFERENCE

SEP 16 11 09 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2487

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5651 PAGE 442

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
		1,030,000.00	CO	
			2678.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	2684.50-
2487A09/16/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 7 9 3 9

IDENTIF. REFERENCE

SEP 16 11 09 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 780341