This instrument prepared by:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5736 PAGE 793

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Goldner Associates, Inc. (NAME)	New owner (NAME)	92-12
1819 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	9W-635

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALABAMA NOVELTY HOUSE, INC.,

has this day bargained and sold, and does hereby transfer and convey unto XXXXX

GOLDNER ASSOCIATES, INC.,

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Resubdivision of a part of the Boyd Home Place, as of record in Book 3842, page 104, Register's Office for said County, described as follows:

Beginning on the southerly margin of Charlotte Avenue, at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 33°45' east 172.40 feet to the corner of Lots Nos. 1 and 2; thence northeasterly 101.79 feet with the line between Lots 1 and 3 to the corner of Lots 1 and 3; thence North 34°28' west 143.79 feet to the southerly margin of Charlotte Avenue, thence with the same south 72°16' west 104 feet to the beginning.

Being the same property conveyed to Alabama Novelty House, Inc. by deed from Anreco Corporation of record in Book 5683, page 596, said Register's Office.

INCLUDED in the above described property, but EXCLUDED from this conveyance is the following described property:

Being part of Lot No. 1 on the plan of Boyd Home Place Resubdivision, of record in Book 3842, page 104, said Register's Office.

Said part of Lot No. 1 fronts 104 feet on the present southerly margin of Charlotte Avenue, formerly Cedar Street and extends back 38.5 feet on the easterly line and 43.5 feet on the westerly line to points on the new relocated southerly margin of Charlotte Avenue on which it measures 102.6 feet thereon and containing 4,241.5 square feet.

Being the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Deed of record in Book 4513, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1981 Taxes which have been prorated and assumed by the Buyer; and (2) all matters appearing on the plan of record in Book 3842, page 104, said Register's Office.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 23rd day of April 19 81

Affiant

My commission expires: January 20, 1985 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 1819 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.

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 23rd *day of* April, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ALABAMA NOVELTY HOUSE, INC.,

BY: Seymour S. Warren
EXECUTIVE VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Seymour S. Warren, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Executive Vice President *of the* Alabama Novelty House, Inc., *the within named bargainor, a corporation, and that* he *as such* Executive Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Executive Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 23rd *day of* April, *19* 81.

Seymour E. Mullen Jr.
Notary Public

Commission Expires January 20, 1985.

1872 04/24 250.50- CHECK

WARRANTY DEED

FROM

ALABAMA NOVELTY HOUSE, ING.

TO

GOLDNER ASSOCIATES, INC.

G 3.8.7 1 1

IDENTIF. REFERENCE

Apr 24 9 11 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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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

FILE BOX 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	259.50-
1872	04/24/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3.8.7.1.1

IDENTIF. REFERENCE

APR 24 9 11 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 818295