This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5762 PAGE 651

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| William Ira Loewenberg, Trustee,<br>Frederika Felt, Trustee and<br>Joanne Markell, Trustee<br>574 Monroe Avenue<br>Memphis, Tennessee 38101 | Same | Map 93-16<br>Par. |

THIS INDENTURE made and entered into this 10th day of June, 1981, by and between LEON B. REDMON and wife, CLARA MAI REDMON, PARTIES OF THE FIRST PART, and FREDERIKA FELT, TRUSTEE FOR WILLIAM ROSS FELT, under trust dated December 23, 1976; FREDERIKA FELT, TRUSTEE FOR GWYN RITA FELT, under trust dated December 23, 1976; FREDERIKA FELT, TRUSTEE FOR RACHAEL SUSAN FELT, under trust dated December 23, 1976; JOANNE MARKELL, TRUSTEE FOR ALISON RUTH MARKELL, under trust dated December 23, 1976; JOANNE MARKELL, TRUSTEE FOR JODIE MARKELL, under trust dated December 23, 1976; JOANNE MARKELL, TRUSTEE FOR ILENE MARKELL, under trust dated December 23, 1976; WILLIAM IRA LOEWENBERG, TRUSTEE FOR TRACY LYNN LOEWENBERG, under trust dated December 23, 1976; WILLIAM IRA LOEWENBERG, TRUSTEE FOR HARRY SPRINGER LOEWENBERG, under trust dated December 23, 1976; WILLIAM IRA LOEWENBERG, TRUSTEE FOR TIFFANY CLARE LOEWENBERG, under trust dated December 23, 1976; and WILLIAM IRA LOEWENBERG, TRUSTEE FOR JAN ELISE LOEWENBERG, under trust dated December 23, 1976, PARTIES OF THE SECOND PART,

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, LEON B. REDMON and wife, CLARA MAI REDMON, have bargained and sold and by these presents do transfer and convey unto the said PARTIES OF THE SECOND PART, their successors, heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Subscribed and sworn to before me, this the 24th day of June, 1981.

Affiant

Notary Public

Commission Expires:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Loewenberg Subdivision, Section I, as of record in Book 4300, page 96, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the eastern margin of Fairfield Avenue, said point being the southwestern corner of said lot; thence South 86° 8' 36" East, 141.98 feet to a point; thence North 0° 11' West, 50 feet to a point; thence North 86° 07' 30" West, 135.42 feet to a point in the easterly margin of Fairfield Avenue; thence along said Fairfield Avenue in a westerly direction 50 feet to the point of beginning.

Being the same property conveyed to Leon B. Redmon and wife, Clara Mai Redmon, by deed from Henry Clay Wilson, Jr. and wife, Sandra Wilson, of record in Book 4410, page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as 35 Fairfield Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Parties of the Second Part, their respective heirs, successors in trust and assigns, in fee simple, forever,as tenants in common, with each of said Trustees having an undivided one-tenth (1/10) interest therein.

The Parties of the First Part do hereby covenant with the said Parties of the Second Part that they are lawfully seized and possessed of said land in fee simple, have a good right to sell and convey same, and that the same is unencumbered, except by taxes for the year 1981, which have been prorated and assumed by the Grantees herein.

The said Parties of the First Part do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Parties of the Second Part, their respective heirs, successors in trust and assigns, against the lawful claims of all persons whomsoever.

Each of the above referred to Trustees is given full and complete power to hold, manage and control his interests in the above referred to property transferred to him herein; to lease the same and to collect his share of the rents and profits therefrom; to sell, exchange or mortgage or otherwise dispose of his interests in the same, and to execute and deliver all necessary deeds, mortgages, deeds of trust and instruments of every nature necessary to effect such sale or sales, exchange or exchanges, conveyance or conveyances, lease or leases, or other dispositions, and no purchaser from, or tenant of, or any person lending money to, said Trustees shall be required to concern himself about the disposition of the proceeds of any such sale, exchange, lease, mortgage or other disposition of said real estate, or any part thereof.

Witness our hands this 24 day of June, 1981.

Leon B. Redmon
LEON B. REDMON

Clara Mai Redmon
CLARA MAI REDMON

RECEIVED
JUN 26 3 04 PM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

64,825 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Louise S. Clemmons a Notary Public in and for said County and State, the within named Leon B. Redmon and wife, Clara Mai Redmon, the bargainors, 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 24 day of June, 1981.

Louise S. Clemmons
Notary Public

Commission Expires:
Jan 15-1983

**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 |
|---|---|---|---|---|
| | | | 3500.00- CO | |
| | | | 91.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 5.00 WDEED | |
| | | | CHECK 10[illegible].50- | |
| | | | 36b5A06/EE/81 BAL- .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 8 2 5 3

IDENTIF. REFERENCE

JUN 26 3 04 PM '81

FELIX Z. WILSON
DAVIDSON COUNTY

No. 829689