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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,750.00

Joel S. Garfinkle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 81

Notary Public

MY COMMISSION EXPIRES: May 9, 1984
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth J. Smith, Atty., 4th Fl., St. Cloud Corner, 500 Church St., Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joel S. Garfinkle<br>Alan Garfinkle<br>(NAME) | Fidelity Federal Savings & Loan Assn<br>(NAME) | 82-5 81 |
| 927 Stahlman Bldg.<br>(STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street<br>(STREET ADDRESS) | 1W 11825 ek |
| Nashville, TN 37201<br>(CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219<br>(CITY) (STATE) (ZIP) | |

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, Maurice Karr and wife, Joy R. Karr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel S. Garfinkle and Alan Garfinkle their undivided one-half interest in

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. 26 on the Map of D. T. McGavock's Addition, as of record in Book 21, page 7, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the east side of Fourth Avenue North, formerly Cherry Street, and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Maurice Karr and wife, Joy R. Karr, and Sam Garfinkle and wife, Eva R. Garfinkle, by deed from Elkin Garfinkle, Trustee, of record in Book 4194, page 163, said Register's Office. The said Sam Garfinkle having since died and having devised his interest in the property to Eva R. Garfinkle by Will of record in Will Book 96, page 468, Probate Court for Davidson County, Tennessee.

Grantees assume the remaining balance of a promissory note held by Fidelity Federal Savings & Loan Association of Nashville and secured by a deed of trust of record in Book 4198, page 564, said Register's Office.

Grantees assume 1981 taxes.

This is unimproved ( ) improved (X) property, known as 1722 Fourth Avenue North, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (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 hand s this 1st day of July, 19 81

Maurice Karr
MAURICE KARR

Joy R Karr
JOY R. KARR

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named Maurice Karr and wife, Joy R. Karr

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 1ST day of July 1981.

Commission expires 7-18-82

Jan Minshall
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

MAURICE KARR and wife,

JOY R. KARR

TO

JOEL S. GARFINKLE and

ALAN S. GARFINKLE

G 49538

IDENTIF. REFERENCE

Jul 7 2 48 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5766 PAGE 766

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 |
|---|---|---|---|---|
| | | | 82750.00- CO | |
| | | | 55.82 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | .20 MISC. | |
| | | | CHECK | 60.32- |
| | | | 5245267727 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.9 5 3 8

IDENTIF. REFERENCE

JUL 7 2 48 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 831209