THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS & BERRY
21st Floor, First American Center
Nashville, Tennessee 37238

5780 575
5720 575

Address New Owner(s) as Follows:	Send Tax Bills to:	Map & Parcel Number
Marshall I. Karr	Security Federal Savings & Loan Assn	92-15
913 Holly Forest	501 Union Street	Parcel 111
Nashville, Tennessee 37221	Nashville, Tn. 37219	FB #21W-1390

SPECIAL WARRANTY DEED

WHEREAS, Tim Feldman purchased an undivided one-half (1/2) interest in a parcel of land located in Nashville, Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), on February 18, 1978, of record in Book 5254, page 685, in the Register's Office of Davidson County, Tennessee, the remaining undivided one-half (1/2) interest being vested in Marshall I. Karr; and

WHEREAS, Tim Feldman and Marshall I. Karr formed a partnership known as the Feldman and Karr Company (the "Partnership"), as evidenced by a Partnership Agreement dated August 11, 1980, and each party contributed his fee simple interest in the Property to the Partnership; and

WHEREAS, Tim Feldman died intestate on February 5, 1981, survived by his mother, Phyllis S. Feldman, and his two brothers, Ted Feldman and Marc Feldman; and

WHEREAS, Phyllis S. Feldman executed and filed a Disclaimer of Succession wherein she renounced, disclaimed and refused to accept any real or personal property, or any interest therein, from the estate of Tim Feldman, which Disclaimer is of record in Book 5763, page 274; and

WHEREAS, by reason of the Disclaimer, the entire estate of Tim Feldman, both real and personal, has passed to his surviving brothers, Marc and Ted Feldman; and

WHEREAS, on February 12, 1981, Letters of Administration for the Estate of Tim Feldman were duly issued to his brothers, Marc Feldman and Ted Feldman (the "Administrators") by order of the Probate Court of Davidson County, Tennessee; and

WHEREAS, the Administrators and Marshall I. Karr have agreed upon a termination of the Partnership and a settlement of the respective rights and interests of the parties, which agreement provides that Marshall I. Karr shall retain sole ownership of the Property.

NOW, THEREFORE, in consideration of the foregoing and of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Ted Feldman and Marc Feldman, in their capacities as sole heirs and as Co-administrators of the Estate of Tim Feldman (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Marshall I. Karr (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1981 Real estate taxes for the current year.

2. Deed of Trust executed by Marshall I. Karr and James A. Rothberg d/b/a Rothberg & Karr Company of record in Book 5209, page 341, said Register's

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 90,000
Subscribed and sworn to before me, this the 24th day of August 19 81
Affiant: Marshall I. Karr
My commission expires: July 24, 1984 (Affix Seal) Notary Public: Jody M. Wagner

Office as amended by Modification and Assumption Agreement executed by Tim Feldman of record in Book 5261, page 73, said Register's Office.

3. Easement for that portion of the property within the bounds of Elliston Place.

4. Party Wall easement for adjoining building at 2208 Elliston Place.

5. Any and all unrecorded leases.

This is improved property, known as 2206 Elliston Place, Nashville, Davidson County, 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 Grantee, Grantee's heirs and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by them, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under them.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ted Feldman

Ted Feldman, Individually and as Co-Administrator of the Estate of Tim Feldman

Marc Feldman

Marc Feldman, Individually and as Co-Administrator of the Estate of Tim Feldman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Wagner, a Notary Public in and for said County and State, the within named Ted Feldman, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, in both his capacity as an individual and heir of the Estate of Tim Feldman and in his capacity as Co-Administrator of the Estate of Tim Feldman, for the purposes therein contained.

05/10 24.50 CHECK

1493

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee this the 4th day of August, 1981.

Notary Public

My commission expires: July 21, 1984

DISTRICT OF COLUMBIA:

Personally appeared before me, Ilze Silarajs, a Notary Public in and for said District of Columbia, the within named Marc Feldman, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, in both his capacity as an individual and heir of the Estate of Tim Feldman and in his capacity as Co-Administrator of the Estate of Tim Feldman, for the purposes therein contained.

WITNESS my hand and official seal at Washington DC, this the 31st day of July, 1981.

Ilze Silarajs
Notary Public

My commission expires: My Commission Expires August 31, 19

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IDENTIF. REFERENCE

AUG 10 1 09 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being the east one-half of Lot 1 on the Percy D. Maddin Subdivision of Lots 8, 9, 10, 15, 16, and 17, and the west one-half of Lots 11 and 18 of the Elliston Lands of record in Book 57, page 139, Register's Office for Davidson County, Tennessee.

Being the same interest in real property conveyed to Tim Feldman by Warranty Deed from James A. Rothberg and wife, Katherina B. Rothberg, of record in Book 5254, page 685, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5780 PAGE 579

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
			90[illegible].00-	CO
			234.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	246.50-
			1483AL8/10/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5.45.59

IDENTIF. REFERENCE T

AUG 10 1 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 837199