BOOK 5836 PAGE 973 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 4th DAY OF ~~December~~ Jan 19 82

Notary Public

~~MY COMMISSION EXPIRES: 1-21-85~~ Dep. Reg.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude R. Johnson, etux	Same	91 - 5
(NAME)	(NAME)	
5715 Maudlina St.		51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn., 37209	Same	12W03670
(CITY) (STATE) (P. O. ZIP)	(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, Sam Silverman, Leon Ferber, Donald Serkin, Mark Serkin and Gary Serkin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude R. Johnson and wife, Mildred R. Johnson

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 a certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly bounded and described as follows:

Being thewesterly part of Lot No. 723 of Block 89, Plan No. 1, West Nashville, the plan being of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lot No. 723 fronts 26.2 feet on the northerly side of Charlotte Avenue, formerly Charlotte Pike and runs back in a northerly direction between parallel lines with the easterly margin of Eighth Street, now Forty Ninty Avenue, 150 feet, more or less, to an alley.

The above described property was conveyed to Max Silverman, by deed from Leon Ferber and wife, Ruth Ferber, of record in Book 2494, page 501, Register's Office for said County. The said Max Silverman having since died and devised said land to Mildred Serkin, Sam Silverman and Leon Ferber as devisees under his Will of record in Will Book 79, page 78, Probate Court for Davidson County, Tennessee. The said Mildred Serkin having since died and devised her interest in said land to Sol Serkin as devisee under her Will of record in Will Book 117, page 551, Probate Court for Davidson County, Tennessee. By quitclaim deed of record in Book 5100, page 921, Sol Serkin conveyed his 1/3 interest to Donald Serkin, Mark Serkin, Lawrence Serkin and Gary Serkin. By quitclaim deed of record in Book 5652, page 534, as corrected in Book 5662, page 414, said Register's Office, Lawrence Serkin quitclaimed a 1/24 interest in and to Sam Silverman and a 1/72 each to Donald Serkin, Mark Serkin and Gary Serkin. Leo Ferber and Leo Ferber being one in the same person.

This is unimproved ( ) improved ( ) property, known as 4822 Charlotte Ave., Nashville, Tennessee 37209
(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 23rd day of December, 1981

(Sam Silverman) (Donald Serkin) (Leon Ferber) By:

(Mark Serkin) (Gary Serkin)

STATE OF TENNESSEE
Davidson County

BOOK 5836 PAGE 974

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam Silverman, Donald Serkin, Mark Serkin and Gary Serkin

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 23rd day of December 19 81

Commission expires 4-21-85

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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
SAM SILVERMAN, ET AL

TO
CLAUDE R. JOHNSON ET UX
MILDRED R. JOHNSON

G. 7 4 0 4 3

IDENTIF. REFERENCE

JAN 4 3 47 PM '82

FELIX Z. WHITE REGISTER
DAVIDSON COUNTY, TENN.

Fee box 23

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December 1981, before me personally appeared Sam Silberman, to me known to be the person who executed the foregoing instrument in behalf of Leon Ferber and acknowledged that he executed the same as and for the free act and deed of said Leon Ferber.

Done in offices at Nashville, Tennessee, this 23rd day of December 1981.

Notary Public

My Comm. Exp: 4-28-85

5679

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5836 PAGE 975

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

60000.00- CO
156.00 CO TX
.50 PRFEE
6.00 MOFEE
CHECK 162.50-
5669A01/04/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 74043

IDENTIF. REFERENCE

JAN 4 3 47 PM '82

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

No. 860479