Map-Parcel Nos:

131-2-101

BOOK 5880 PAGE 920

Address New Owner as follows:

Mr. Sheldon Kurland
c/o Bluebird Cafe
4104 Hillsboro Road
Nashville, Tennessee 37215

Send tax bills to:

4104 Complex Condominiums
c/o Bill Hostettler, Manager
4104 Hillsboro Road
Nashville, Tennessee 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, N. CARTER ANDREWS, JR., TRUSTEE, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SHELDON KURLAND and wife, BARBARA KURLAND, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit Three on the Plat of 4104 Complex Condominiums, said plat being recorded in Book 5800, page 9, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to N. Carter Andrews, Jr., Trustee by Clarence Sutherland by quit-claim recorded in Book 5871, page 444, Register's Office of Davidson County, Tennessee.

Grantor conveys to Grantees a permanent easement for ingress and egress to Unit Two of the 4104 Complex Condominiums for purposes of servicing the hot water heater which serves Unit Three conveyed to the Grantees herein.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property, that I have a good right to convey it, and that the same is unencumbered except for taxes for 1982 which are a lien against the property but not yet due and payable; an easement for the purpose of ingress and egress to the property and also for a water main as of record in Book 2012, page 166, said Register's Office; a Deed of Trust executed by Clarence Sutherland and wife, Susan C. Sutherland to John E. Sloan, Jr., Trustee, recorded in Book 5139, page 275, said

Register's Office; a Deed of Trust executed by Clarence Sutherland and wife, Susan C. Sutherland to David B. Herbert, Trustee, recorded in Book 5115, page 874, said Register's Office; an Amendment to Deed of Trust as recorded in Book 5488, page 268, said Register's Office; the Master Deed for 4104 Complex Condominiums as recorded in Book 5813, page 802, said Register's Office; the Bylaws of 4104 Complex Owners' Association as set forth in Book 5813, page 832, Register's Office for Davidson County, Tennessee; and an Installment Assignment from N. Carter Andrews, Jr., Trustee to Clarence Sutherland of record in Book 5872, page 763, said Register's Office.

AND I DO further covenant and bind myself, my 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.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of April, 1982.

N. Carter Andrews Jr. trustee
N. CARTER ANDREWS, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Marsha A. Anderson, a Notary Public in and for said County and State, the within named N. CARTER ANDREWS, JR., TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee effective this the 1st day of April, 1982.

Marsha A Anderson
NOTARY PUBLIC

My commission expires:
11/1/84

OFFICIAL RECEIPT

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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.

AFFIANT

Sworn to and subscribed before me effective this the 1st day of April, 1982.

NOTARY PUBLIC

My commission expires:

This instrument was prepared by:

N. CARTER ANDREWS, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

G.8.98807

IDENTIF. REFERENCE

MAY 5 10 29 AM '82

ELIA ... REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 5880 PAGE 923

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
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 256.50-	
5276A	05/05/82	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8980 7
Identify Ref.
May 5 - 10:29 AM '82
Felix Z. Wilson
Reg.
Davidson Co. TN

No. 879285