Address New Owner:
Penn Partners
c/o Sam Kalman
3132 Laguna Street
San Francisco, CA 94123

Send Tax Bills:

Same

11D-00600
Map 42-16, Parcel 95

SPECIAL WARRANTY DEED

BOOK 5957 PAGE 107

THIS INDENTURE, made and entered into this 27th day of October, 1982, by and between THE PENN MUTUAL LIFE INSURANCE COMPANY, party of the first part, and PENN PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP COMPOSED OF SAM KALMAN AND STANLEY M. FRIEDMAN, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

H 14868

IDENTIF. REFERENCE

OCT 29 1 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$ EXEMPT

THE PENN MUTUAL LIFE INSURANCE COMPANY

By: Thomas H. Swaim, Jr.
Thomas H. Swaim, Jr.
Assistant Vice President

Attest: James Tim Suden
James Tim Suden
Assistant Secretary

BOOK 5957 PAGE 108

STATE OF PENNSYLVANIA, COUNTY OF PHILADELPHIA

On this, the 27 day of October, 1982, before me, the undersigned officer, personally appeared Thomas H. Swaim, Jr. who acknowledged himself to be the Assistant Vice President of The Penn Mutual Life Insurance Company, a corporation, and that he as such Assistant Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Assistant Vice President.

WITNESS my hand and Notarial Seal at office this 27 day of October, 1982.

My Commission Expires:

Anita Pierce
Notary Public

NOTARY PUBLIC
Anita Pierce
Notary Public
Philadelphia, Philadelphia County
My Commission Expires November 22, 1982

(FOR RECORDING DATA ONLY)

Property address: 234 Gallatin Road, South

Mail tax bills to:

Penn Partners
c/o Sam Kalman
3132 Laguna Street
San Francisco, California 94123

This instrument prepared by:

Steven H. Schwartz, Esq.
530 Walnut St.
Philadelphia, PA 19172

State tax $

Register's fee .50

Recording fee 6.00

Total

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 55,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Subscribed and sworn to before me this 29th day of October, 1982

Notary Public

Commission expires 12-83

NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT "A"

LAND in Davidson County, Tennessee, being a part of Lot No. 33 on the Plan of Douglas-Levine Subdivision, of record in Book 547, page 44, Register's Office for said County, and described according to a copy of a survey thereof made June 20, 1963, and revised August 9, 1963, and September 27, 1963, by Wm. Collier Parrish, Surveyor, as follows:

BEGINNING at a hole drilled in the sidewalk in the north margin of Woodruff Street, opposite a turn into the westerly margin of Gallatin Road; thence along the north margin of Woodruff Street, North 75 deg. 45' West 194.95 feet to a drilled hole in concrete, the southwest corner of this tract; thence leaving Woodruff Street, North 14 deg. 04' East 100 feet to a 2" iron pipe; thence South 75 deg. 45' East 210 feet to the west margin of Gallatin Road; thence with the margin of the same, South 14 deg. 04' West 84.95 feet to a drilled hole in the sidewalk at a point at the beginning of a curve; thence around said curve in a southwesterly direction, having a radius of 15 feet, a total distance of 23.59 feet to the point of beginning.

BEING the same property conveyed to The Penn Mutual Life Insurance Company, a Pennsylvania corporation, by deed from The Firestone Tire & Rubber Company, an Ohio corporation, of record in Book 3644, page 515, said Register's Office.

SUBJECT TO conditions, easements, reservations, and restrictions of record.

ALSO SUBJECT TO that certain Lease between The Penn Mutual Life Insurance Company and The Firestone Tire & Rubber Company dated October 23, 1963 and recorded October 30, 1963 in Book 3638, Page 366, in the Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 5957 PAGE 110

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
			55800.00- CO	
			145.08 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 154.58-	
6883A	10/29/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 4 8 6 8

IDENTIF. REFERENCE T.

OCT 29 1 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 907453