OFFICIAL RECEIPT

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Stephen Kreal, et ux, et al (NAME) | First Tennessee Bank, NA Memphis (NAME) | Map 83-7 |
| 1522 Crockett Hills Blvd. (STREET ADDRESS OR ROUTE NUMBER) | P O Box 474 (STREET ADDRESS) | Par 320 |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP CODE) | Memphis, TN 38101 (CITY) (STATE) (ZIP CODE) | 15DA-49607 |

WARRANTY DEED

BOOK 5964 PAGE 218

For and in consideration of the sum of Sixty Thousand, Six Hundred, ~~Seventy-Three Dollars~~ and 80/100 ($60,673.80) ----------DOLLARS including the assumption of and agreement to pay by the Grantees the balance of a note which is secured by a Deed of Trust of record in Book 5464, Page 816, said Register's Office, to which reference is here made for a more definite description of said note.,

We, Jeffrey L. Borsini and Patricia L. Wellspring

have bargained and sold, and by these presents do transfer and convey unto the said Stephen Kreal and wife, Susan Kreal, as joint tenants with right of survivorship ~~as to a 30% undivided interest; and Harry Braunstein and Ella Braunstein, as tenants in common as to a 70% undivided interest~~ the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Eastland Oaks, Section 1, as of record in Book 4660, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeffrey L.Borsini and Patricia Wellspring, by deed from R & L Properties, by Charles Randolph Brent, sole proprietor, of record in Book 5464, Page 813, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to 1982 taxes which are being assumed by the Buyer and any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( X) property, known as 2311 Eastland Avenue (House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 15th day of November, 19 82.

Jeffrey L. Borsini
Jeffrey L. Borsini

Patricia L. Wellspring
Patricia L. Wellspring

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5964 PAGE 219

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. Borsini and Patricia L. Wellspring

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 15th day of November, 1982.

My commission expires 10-15-83 Notary Public Charles P. Cron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $~~60,750.00~~ 60,673.80 Alk
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Susan D. Kreal

Sworn to and subscribed before me
this 15th day of November, 1982.

My commission expires 10-15-83 Notary Public Charles P. Cron

This instrument was prepared by:

| C. Patterson Cron | 2517 Lebanon Road, Nashville, Tennessee 37214 |
|---|---|
| Name | Address |

WARRANTY DEED

FROM

Jeffrey L. Borsini and
Patricia Wellspring

TO

Stephen Kreal and wife,
Susan Kreal and,
Harry Braunstein and wife,
Ella Braunstein

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TN.
FELIX Z. WILSON REGISTER
NOV 15 2 38 PM '82

IDENTIF. REFERENCE

H 17327

KSM

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

RECEIVED OF BOOK 5964 PAGE 220

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 |
|---|---|---|---|---|

6873.60- CO
157.62 CO TX
.60 PRFEE
6.00 NOTED
CHECK 164.32-
9969A11/15/82 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H 17327

IDENTIF. REFERENCE

Nov 15 2 38 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 910454