File Box #4

2564 01/21 193.70- CHECK

H 272443

IDENTIF. REFERENCE

JAN 21 8 55 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5995 PAGE 830

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,800.00

Bernard Mark Landau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1983.

Notary Public

MY COMMISSION EXPIRES: 4/22/84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley Landau and	"OWNER"	26W-08290
Bernard Mark (NAME) Landau	(NAME)	
307 Bowling Avenue		Map 104-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		Par 104
(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, ROBERTA MILLER HAMPTON and JOHN HAMPTON, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY LANDAU and BERNARD MARK LANDAU, tenants in common with right of survivorship,

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:

BEING the northerly 70 feet of the southerly 97 feet of Lot No. 5 of Block "K" on the Map of the Whitland Realty Company's Subdivision of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 5 fronts 70 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines180 feet to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to Roberta Miller Hampton and John Hampton, as joint tenants with right of survivorship, from Katherine M. Mayers, of record in Book 4277, Page 594, and re-recorded in Book 4281, Page 395, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XXX) property, known as 307 Bowling Avenue, Nashville, Tennessee 37205
(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 4th day of January, 1983

X Roberta Miller Hampton
Roberta Miller Hampton

X John Hampton
John Hampton

OFFICIAL RECEIPT

STATE OF TENNESSEE
Sumner County

BOOK 5995 PAGE 831

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta Miller Hampton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 4th day of January, 1983

Commission expires 4/22/84

Notary Public

STATE OF NEW YORK
NEW YORK COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hampton, 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 New York, New York, this 14th day of January, 1983.

Commission expires 3/30/84

Notary Public
CARMEN HARGRESS
Notary Public, State of New York
No. 4684910
Qualified in Bronx County
Commission Expires March 30, 1984

File Box #4

WARRANTY DEED

FROM
ROBERTA MILLER HAMPTON and
JOHN HAMPTON

TO
STANLEY LANDAU and
BERNARD MARK LANDAU

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 5995 PAGE 832

RECEIVED OF _____

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
			72000.00- CO	
			187.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 193.70-	
			2564A01/21/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 27243

IDENTIF. REFERENCE

JAN 21 8 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924888