FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 19 83

Notary Public

MY COMMISSION EXPIRES: 10/15/86

(AFFIX SEAL)

BOOK 6107 PAGE 722

File

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GUILD ENTERPRISES, LTD. (NAME)	S A M E (NAME)	MAP 93-6-4
c/o ERVIN ENTREKIN, Atty. First American Center (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 4 MAP 93-6-2
Nashville, Tenn. 37238 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 11

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, NATHAN LUOBANOW, IDA HELLERMAN and ESTER KANTOR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GUILD ENTERPRISES, LTD., A Tennessee Limited Partnership with GWEN BILLIG as General Partner,

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:

SEE ATTACHED LEGAL DESCRIPTIONS

IDENTIF. REFERENCE

AUG 2 | 42 PM '83

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

H 6 4 3 9 7

CHECK

08/02 386.50-

3605

This is unimproved ( ) improved (X) property, known as 112 Fourth Ave. North & 318 Broadway, Nashville
(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 hands this 11th day of July, 1983

X Nathan Luobanow X Tina L. Hellerman AKA Ida Hellerman X Ester L. Kantor

NATHAN LUOBANOW TINA L. HELLERMAN AKA IDA HELLERMAN ESTER KANTOR

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NATHAN LUOBANOW. and ESTER KANTOR,

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 14th day of July, 1983.

Commission expires 10/19/86

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On July 9, 1983 before me, the undersigned, a Notary Public in and for said State personally appeared **Tina L. Hellerman aka Ida Hellerman**

~~XXXXX~~ (or proved to me on the basis of satisfactory evidence) to be the person ~~XXXXX~~ whose name ~~XXXXX~~ is subscribed to the within instrument and acknowledged that ~~XXXXX~~ is executed the same.

WITNESS my hand and official seal.

Signature Marshall H. Wade

Marshall H. Wade
Name (Typed or Printed)

OFFICIAL SEAL
MARSHALL H. WADE
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 10, 1987

(This area for official seal)

Acknowledgment — Individual

PR-43 (10) Rev. 6-82

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acquainted and who

g instrument for the

the

WARRANTY DEED

FROM

TO

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

318 Broadway, Nashville, Tennessee

LAND in Davidson County, Tennessee, being part of Lot No. 57 on the Original Plan of Nashville, not of record, described as follows:

BEGINNING at a point on the northerly margin of Broad Street, said beginning point being 90 feet east of the northeast corner of Fourth Avenue, North and Broad Street; running thence eastwardly with the northerly margin of Broad Street, 25 feet to a point; thence northerly through the center of a party wall and parallel with Fourth Avenue, North, 130 feet to a point, thence westwardly and parallel with Broad Street 25 feet to a point, thence southwardly 130 feet to the point of beginning.

BEING the same property conveyed to Nathan Luobanow, Ida Hellerman and Ester Kantor by three deeds of record in Book 5156, pages 654, 656, and 658, Register's Office for Davidson County, Tennessee.

112 Fourth Avenue, North, Nashville, Tennessee

BEING part of Lot No. 57 on the Original Plan of Nashville, not of record, described as follows:

SAID part of Lot No. 57 fronts 23 1/2 feet on the easterly side of Fourth Avenue, North and runs back, between parallel lines, with the southerly boundary of the Will T. Hatch property, 175 feet to an alley.

BEING the same property conveyed to Nathan Luobanow, Ida Hellerman and Ester Kantor by three deeds of record in Book 5156, pages 652, 660 and 662, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF_____

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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
			145000.00- CO	
			377.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 386.50-	
6605A08/02/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 64397

IDENTIF. REFERENCE

AUG 2 | 42 PM 83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 968212