File Box #4
FORM NO. WD-1

BOOK 5163 PAGE 853

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,607.78.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER 1983.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & B Properties (NAME)	"OWNER" (NAME)	104-1-422 104-1-423
1527 Bernard Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-1-424 104-1-425
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	104-1-426 104-1-427

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~~ I, IRVING B. ROSENBLUM, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & B PROPERTIES, a Partnership composed of JOHN J. MADDEN and WILLIAM R. HOSTETTLER,

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:

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, and being bounded on the east by 38th Avenue, North, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of 38th Avenue, North, at a point S 2 deg. 06' W 382.6 feet from the southerly margin of Dakota Avenue; thence, along said westerly margin of 38th Avenue, North, S 2 deg. 06' W 231.0 feet to a point; thence, with a curve to the right, having a radius of 4749.5 feet and a central angle of 1 deg. 12', a distance of 99.47 feet to a spike; thence, leaving said westerly margin, N 86 deg. 32' W 84.3 feet to a point; thence, N 77 deg. 16' W 51.2 feet to a point; thence, N 89 deg. 26' W 64.5 feet to a point; thence, N 2 deg. 06' E 306.7 feet to a point; thence, S 87 deg. 54' E 95.0 feet to a point; thence, N 2 deg. 06' E 14.0 feet to a point; thence, S 87 deg. 54' E 105.0 feet to the point of beginning, containing 1.46 acres, more or less.

BEING the same property conveyed to Irving B. Rosenblum, Trustee, by Deed from William H. Robin, Trustee, of record in Book 5722, Page 146, 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.

Irving B. Rosenblum, Trustee is the trustee for B & B Properties, a partnership composed of Irving B. Rosenblum and Brenda W. Rosenblum, who join in the execution of this deed indicating their consent to this conveyance.

This is unimproved ( ) improved (xx) property, known as 263-273 38th Avenue North, Nashville, Tennessee
(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 my hand this 26th day of October, 1983

Irving B. Rosenblum, Trustee

B & B PROPERTIES
By:
IRVING B. ROSENBLUM, PARTNER
BY: Irving B. Rosenblum, Partner
BRENDA W. ROSENBLUM, PARTNER
Brenda W. Rosenblum

STATE OF TENNESSEE
Davidson County

BOOK 6163 PAGE 854

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IRVING B. ROSENBLUM, 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, this 26th day of October, 19 83.

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared Irving B. Rosenblum and Brenda W. Rosenblum (this each) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Partners respectively of the B & B Properties partnership and that (the) as such partners (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Irving B. Rosenblum as such partner, and attesting the same by the said Brenda B. Rosenblum as such partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of October, 19 83.

My commission expires 4/22/84

Notary Public

WARRANTY DEED

FROM
IRVING B. ROSENBLUM, Trustee,

TO
J & B PROPERTIES, A Partnership

H 8 2 4 6 2

IDENTIF. REFERENCE

OCT 26 1 58 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

File Box #4

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

10/26 668.46 - CHECK

7955

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

RECEIVED OF _____

FOR _____ BOOK 6163 PAGE 855

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

254607.78- CAMT.
661.96 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 668.46-
7955A10/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 2 4 6 2

IDENTIF. REFERENCE

OCT 26 1 50 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 988929