FORM NO. WD-1

BOOK 6202 PAGE 812

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Joel S. Garfinkle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Dec. 1983.

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Robert M. Garfinkle, McMackin, Garfinkle & McLemore, 500 Church Street, 4th Floor, St. Cloud Corner, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel S. Garfinkle (NAME)	Joel S. Garfinkle (NAME)	92-16
927 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	927 Stahlman Building (STREET ADDRESS)	Par-163
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Eva R. Garfinkle (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Joel S. Garfinkle (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Unrecorded lease between Eva R. Garfinkle and Emmanual Anastasiou and wife, Argyro Anastasiou.

This is improved property, known as 102 19th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by her, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind herself, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under him.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of December, 1983.

Eva R. Garfinkle
EVA R. GARFINKLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva R. Garfinkle, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of December, 1983.

Diana C Montgomery
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: Jan 29 1985

EXHIBIT "A"

BEING part of Lot No. 139 on the Plan of the Boyd's Home Tract as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, March ___, 1937, as follows:

Beginning on the easterly margin of 19th Avenue South at a cut mark on the sidewalk 100 feet south of the southerly margin of West End Avenue; thence with the easterly margin of 19th Avenue South, southwardly 80 feet to the northerly margin of an alley; thence with said alley, eastwardly 127-1/2 feet; thence at right angles, northwardly 80 feet to an iron pin located 100 feet south of the southerly margin of West End Avenue; thence at right angles, westwardly 127-1/2 feet to the beginning.

Being the same property conveyed to Eva R. Garfinkle by deed from Sam Garfinkle of record in Book 1428, page 605, Register's Office for Davidson County, Tennessee.

H 9 4 3 1 2

IDENTIF. REFERENCE

Dec 28 4 01 PM '83

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

2445 12/28 295.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			110000.00-	CAMT.
			286.00	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 295.50-
			2445A12/28/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 3 1 2

IDENTIF. REFERENCE

DEC 28 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 2974