File
41

WARRANTY DEED

BOOK 6208 PAGE 724

FROM: JEROME L. ROSENBLUM, as to a five-eighths (62.5%) undivided interest, and, FRANK G. FRIEDMAN, TRUSTEE, with full power as to a three-eighths (37.5%) undivided interest

This instrument was prepared by:
Paul E. Bidez
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: RICHTER AND TIGERT BUILDERS, INC.

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

Richter and Tigert Builders, Inc. Owner 143-6A-23
P.O. Box 120193
Nashville, Tennessee 37212

Field Book Numbers

9D-74100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Four Thousand Five Hundred and 00/100 Dollars ($24,500.00).

H 9 5 7 7 9

IDENTIF. REFERENCE

JAN 5 2 37 PM '84

RICHTER AND
TIGERT BUILDERS, INC.

By: _____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of January, 1984.

_____
Notary Public

My Commission Expires: 1-15-86

FOR AND IN CONSIDERATION OF the sum of Twenty-Four Thousand Five Hundred and 00/100 Dollars ($24,500.00), JEROME L. ROSENBLUM, as to a five-eighths (62.5%) undivided interest, and, FRANK G. FRIEDMAN, TRUSTEE, with full power to sell, convey and mortgage, as to a three-eighths (37.5%) undivided interest, have bargained and sold, and by these presents do transfer and convey unto the said RICHTER AND TIGERT BUILDERS, INC., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHTER AND TIGERT BUILDERS, INC., its successors and assigns, forever.

4144

And Jerome L. Rosenblum and Frank G. Friedman, Trustee do covenant with the said Richter and Tigert Builders, Inc. that they are lawfully seized and possessed of said land in fee simple to the extent of a five-eighths undivided interest and three-eighths undivided interest, respectively; have a good right to convey it, and the same is unencumbered except as set forth on Exhibit B attached hereto and incorporated herein by reference.

And Jerome L. Rosenblum and Frank G. Friedman, Trustee do further covenant and bind their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Richter and Tigert Builders, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

Brenda G. Rosenblum, the spouse of Jerome L. Rosenblum, has joined in this conveyance for the purpose of conveying the Richter and Tigert Builders, Inc., all rights which she has, if any, in the herein described property.

Witness our hands this 4th day of January, 1984.

Jerome L. Rosenblum
JEROME L. ROSENBLUM

Brenda G. Rosenblum
BRENDA G. ROSENBLUM

Frank G. Friedman, Trustee
FRANK G. FRIEDMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MELANIE L. SADLER a Notary Public of said County and State, JEROME L. ROSENBLUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of January, 1984.

Melanie L. Sadler
Notary Public

My Commission Expires: 1-19-86

MELANIE L. SADLER NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie L. Sadler a Notary Public of said County and State, BRENDA G. ROSENBLUM, 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, at Office, this 4th day of January, 1984.

Melanie L. Sadler
Notary Public

My Commission Expires: 1-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LaRhonda H. Mooneyham, a Notary Public of said County and State, FRANK G. FRIEDMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of January, 1984.

LaRhonda H. Mooneyham
Notary Public

My Commission Expires: 7-27-86

EXHIBIT A

DESCRIPTION OF REAL PROPERTY:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 23 on the Plan of Harpeth Trace Estates, Phase I, of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 23, which is a corner lot, fronts 96.1 feet on the southerly margin of Harpeth Trace Drive and fronts 52.4 feet on the southwesterly margin of Harpeth Trace Court, said frontages being joined by a curve with a length of 27.8 feet, and extends back 120.0 feet on the southwesterly lot line and 114.0 feet on the southeasterly lot line to a point of intersection.

Being the same property conveyed to Jerome L. Rosenblum, as to a 5/8 undivided interest, and Frank G. Friedman, Trustee, with full power to sell, convey and mortgage, as to a 3/8 undivided interest, by Quitclaim Deed from Jerome L. Rosenblum, as to a three-fourths undivided interest and Bernard D. Goldstein, Trustee, with full power to sell, convey and mortgage, as to a one-fourth undivided interest, of record in Book 6181, page 392, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Encumbrances]

1. 1984 taxes a lien not yet due and payable.

2. Declarations of covenants, conditions and restrictions of record in Book 5120, page 208 and Book 5380, page 357, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain minimum building setback lines and easements, and restricted building area, to which plan reference is here made for the location and dimensions.

4. A nonexclusive easement of record in Book 4967, page 244, Register's Office for Davidson County, Tennessee, for among other things ingress and egress.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

24500.00- CAMT.
63.70 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 79.20-
4144A01/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 5 7 7.9

IDENTIF. REFERENCE

JAN 5 2 57 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 4625