This Form furnished by Attorneys Title Company, Inc.

Form No. WD.-2

FROM

FRED GOLDNER, JR., NORMA GOLDNER NEADERTHAL, and HENRIETTA GOLDNER GUTTMAN

TO

HERBERT NESBITT

For draftsman's use

This Instrument Was Prepared By

Morris Levine

MORRIS LEVINE, ATTORNEY AT LAW

1119 Stahlman Bldg., Nashville, Tenn.

BOOK 6311 PAGE 979

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Nesbitt (NAME)	Herbert Nesbitt (NAME)	105-3-241
1234 - 3rd Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15W-3295
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

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IDENTIF. REFERENCE

JUN 8 2 23 PM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 4,750.00

Morris Levine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 1984.

Mina R. Leipitt
Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN.

For and in Consideration of the sum of Four Thousand Seven Hundred Fifty ($4,750.00) ---------- DOLLARS cash in hand paid, the receipt of all of which is by us acknowledged,

we, Fred Goldner, Jr., Norma Goldner Neaderthal, and Henrietta Goldner Guttman,

have bargained and sold, and by these presents do transfer and convey unto the said Herbert Nesbitt,

and his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING parts of Lots Nos. 25 and 26 in John Nelson's plan of Lots, as of record in Book No. 2, page 182, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the east margin of 3rd Avenue, South, formerly South College Street, 3 inches north of the south line of said Lot No. 26, and running with the east margin of said street northwardly 160 feet to the southwest corner of a part of Lot No. 25 conveyed by W. L. Horn and wife, to W. H. Arbuthnot, by deed registered in Book No. 95, page 384, said Register's Office; thence at right angles to said street with the south line of said Arbuthnot Lot eastwardly 133 feet, more or less, to an alley; thence with said alley southwardly 160 feet to a point 3 inches north of the south line of said Lot No. 26; thence parallel with and 3 inches north of said south line westwardly 133 feet more or less, to the beginning, and being the same property conveyed to C. G. Johnson by deed from J. M. Sweeney and wife, dated April 13, 1895, and of record in Book 200, page 125, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Ida W. Goldner by deed from Fred Goldner of record in Book 892, page 498, Register's Office for Davidson County, Tennessee; the said Ida W. Goldner having since died and said property having passed to Fred Goldner, Jr., Norma Goldner Neaderthal and Henrietta Goldner Guttman, in equal shares, by Last Will and Testament of Ida W. Goldner, File #53859, Probate Court for Davidson County, Tennessee.

1 3613 06/08 13.75 - CHECK

BOOK 6311 PAGE 980

WD-2

This is unimproved ( ) improved (XX) property, known as 1234 - Third Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Nesbitt and his heirs and assigns, forever.

And we do covenant with the said Herbert Nesbitt 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, except current year's taxes which are pro-rated date of deed and assumed by grantee.

And we, Fred Goldner, Jr., Norma Goldner Neaderthal, and Henrietta Goldner Guttman, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Herbert Nesbitt, and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 5th day of June, 1984.

Norma B. Neaderthal

Henrietta B. Guttman

Fred Goldner, Jr.

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 Fred Goldner, Jr., Norma Goldner Neaderthal, and Henrietta Goldner Guttman, 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, Davidson County, Tennessee, this 5th day of June, 1984.

Mina R. Scarpetta, Notary Public.

SCARPETTA NOTARY PUBLIC

Commission expires 10/20/85.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6311 PAGE 931

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

4750.00- CAMT
12.22 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 18.72-
3613AD6/06/84 CHL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 8 2 23 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0042658