This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Safeco Title Insurance Company, Trustee P. O. Box 2960 Nashville, Tennessee 37219	Same	Map 92-10 Parcels 383, 384

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ALAN IRVING KIRSHNER and HILDA F. KIRSHNER GARLOCK, (formerly Hilda F. Kirshner) the GRANTORS herein, have bargained and by these presents do transfer and convey unto SAFECO TITLE INSURANCE COMPANY, the GRANTEE herein, its successors and assigns, with full power to sell, transfer, convey, mortgage, or encumber in any manner whatsoever all without joinder of any other party, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> The easterly part of lot #10 and the easterly part of lot #9 of Boyd Cockrill Spring Tract as of record in Book 21, page 40, Register's Office of Davidson County, Tennessee and more particularly described in accordance with the survey prepared by Barge, Waggoner, Sumner & Cannon on July 24, 1984, as follows:
>
> Beginning at a point in the northerly margin of Charlotte Avenue, as widened, which point is 148.8 feet eastwardly from the easterly margin of 26th Avenue, North; thence N. 17° 14' W. 198.63 feet to the southerly margin of Felicia Avenue, which point is 98.25 feet from the easterly margin of 26th Avenue, North; thence eastwardly along the southerly margin of Felicia Avenue N. 62° 45' E. 148.16 feet to a point; thence S. 22° 40' E. 213.65 feet to the northerly margin of Charlotte Avenue, as widened; thence along the northerly margin of said Charlotte Avenue, as widened, S. 68° 44' W. 166.54 feet to the point of beginning.
>
> Being all of those portions of lots 9 and 10 conveyed to Alan Irving Kirshner and Hilda Frances Kirshner by decree of the County Court of Davidson County filed November 17, 1953 and recorded in Minute Book 139, page 18 of said court, such decree being of record in Book 2204, page 581, Register's Office of Davidson County.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTORS covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for 1984 taxes to be prorated as of the date of this deed and a leasehold interest to Joseph F. Rosenberg. GRANTORS further covenant and bind themselves, their successors

and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons, whomsoever.

GRANTORS do hereby sell, transfer and deliver unto GRANTEE all right, title and interest, in and to all GRANTORS' personal property situated on this land which GRANTORS represent and warrant to GRANTEE that said personal property is owned free and clear of any liens or encumbrances and that GRANTORS have a good right and authority to convey it. Flora Markel Kirshner, wife of GRANTOR Alan Irving Kirshner, and Robert Garlock, husband of GRANTOR Hilda F. Kirshner Garlock, join in this deed for the sole purpose of conveying any and all marital rights they may have in this property.

Dated this 27th day of July, 1984.

Alan Irving Kirshner by Susan Emery
ALAN IRVING KIRSHNER McGannon P.O.A.

Flora Markel Kirshner by Susan Emery
FLORA MARKEL KIRSHNER McGannon P.O.A.

Hilda F. Kirshner Garlock by Susan
HILDA F. KIRSHNER GARLOCK Emery McGannon P.O.A.

Robert Garlock by Susan Emery
ROBERT GARLOCK McGannon, P.O.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of July, 1984, before me, personally appeared Susan Emory McGannon, to me know or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Alan Irving Kirshner, Flora Markel Kirshner, Hilda F. Kirshner Garlock and Robert Garlock, acknowledged that she executed the same as the free act and deed of said Alan Irving Kirshner, Flora Markel Kirshner, Hilda F. Kirshner Garlock and Robert Garlock.

Peggy Cardwell
Notary Public

My Commission Expires:

April 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 137,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 27 day of July, 1984.

Notary Public

My Commission Expires:

9-20-86

CH/vga

RUSH

IDENTIF. REFERENCE

JUL 27 2 23 PM '84

REGISTER
DAVIDSON COUNTY, TN

1392.35

7524 07/27 '84 15:23 - CHECK

OFFICIAL RECEIPT

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

BOOK 6347 PAGE 500

RECEIVED OF _____

FOR _____

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
		137,000.00	137000.CO- CAMT.	
			356.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	365.70-
7524A	07/27/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 2 3 5

IDENTIF. REFERENCE

JUL 27 2 23 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0056467