FORM NO. WD-1

BOOK 6473 PAGE 914

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

x [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 1984

x [signature]
Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 21, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Gregory, Attorney, 346 21st Avenue, North, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C.P.G. Joint Venture I (NAME)	Mr. John W. Cobb (NAME)	93-15
826 Fifth Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	Suite 112, 417 Welshwood Dr. (STREET ADDRESS)	160
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	

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~~ we, Gershon Klotwog and wife, Joyce K. Klotwog,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C.P.G. Joint Venture I,

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:

Land in Davidson County, Tennessee, being the south 60 feet of Lot 59 on the Plan of Samuel Weakley's Survey of Barrows Grove, as of record in Book "S", page 279, of the Register's Office of said county.

Said part of said lot fronts 60 feet on the easterly side of Fifth Avenue South, formerly Summer Street, and runs back between parallel lines along the north margin of Mulberry Street 176 feet to an alley.

Being the same property conveyed to Gershon Klotwog, by deed from James William Hoffstetter, Jr., Trustee, of record in Book 6052, page 674, Register's Office for Davidson County, Tennessee.

1:7:6:5:87

T IDENTIF. REFERENCE

JAN 15 9 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved (X) improved ( ) property, known as 826 Fifth Avenue, South, 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 our hands this 29th day of November, 1984

x [signature]

x Joyce Klotwog

3345

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gershon Klotwog and wife, Joyce K. Klotwog,

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, Tennessee, this 29th day of November, 1984

Commission expires My Commission Expires April 21, 1985

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Gershon Klotwog and wife,
Joyce K. Klotwog

TO
C.P.G. Joint Venture I

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

63000.00- CAMT.
163.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.30-
3345A01/15485 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.6.5.8.7.

T
IDENTIF. REFERENCE

JAN 15 8 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100970