FILE BOX 7 SATURN

prepared by Saturn & Mazer
212 N. 3rd
Nashville, Tn.

BOOK 6490 PAGE 569

Address New Owner:	Send Tax Bills to:	Map/Parcel
Tenzim Properties 176 CHARLESTON PARK NASHVILLE, TN. 37205	Same SAME	Map 150-7 Par 267, 273, 274, 27 278, 298, 302, 29 290, 288, 287

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, EZELL, MITCHELL & PARTNERS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said TENZIM PROPERTIES, a Tennessee General Partnership, consisting of Harry Tenenbaum and Doris Zimmerman, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 57 on the Plan of Lakeshore Woods, Section 2, of record in Book 5200, page 608, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Ezell, Mitchell & Partners (the "Grantor"), by deed from Thomas H. Florence, Jr. and wife, Sarah A. Florence, of record in Book 6034, page 26, said Register's Office, and by deed from Harding University, Inc. of record in Book 6035, page 479, said Register's Office, and by deed from Michael P. Flynn and wife, Virginia C. Flynn, of record in Book 6060, page 36, said Register's Office, all of the interests in the Grantor having been conveyed and delivered to Land Investment and Development Corporation on September 21, 1984.

This property is conveyed subject to Restrictive Covenants of record in Book 6230, Page 385*, said Register's Office and the Plan of record in Book 5200, Page 608, said Register's Office, to which reference is made and which contains certain setback lines and and easements thereon.

Land in the 2nd Civil District of Davidson County, Tennessee, being Lots Nos. 25, 26, 29, 30, 42, 46, 62, 63, 65 and 66 on the Plan of Lakeshore Woods, Section 3, as of record in Book 5200, page 621, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Ezell, Mitchell & Partners (the "Grantor"), by deed from Thomas E. Florence, Jr. and wife, Sarah A. Florence, of record in Book 6034, page 26, said Register's Office, and by deed from Michael P. Flynn and wife, Virginia G. Flynn, of record in Book 6060, page 36, said Register's Office, all the interests in the Grantor having been conveyed and delivered to Land Investment and Development Corporation on September 21, 1984.

This property is conveyed subject to Restrictive Covenants of record in Book 6230, page 385*, said Register's Office and the Plan of record in Book 5200, page 621, said Register's Office, to which reference is made and which contains certain setback lines and easements thereon.
* AND Book 6063, Page 351 and Book 6112, Pg 546

This property is conveyed subject to all applicable local

0211 1990 10:* CHECK

333

government planning, building and zoning regulations.

This instrument was prepared from information furnished by Houston T. Ezell.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said TENZIM PROPERTIES, its successors and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 its hand on this the 8th day of February, 1985.

EZELL, MITCHELL & PARTNERS

By: LAND INVESTMENT AND DEVELOPMENT CORPORATION

By: Houston T. Ezell
HOUSTON T. EZELL, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 144,000.

Doris Lenenbaum
AFFIANT

Subscribed and sworn to before me on this the 8th day of February, 1985.

NOTARY PUBLIC

My commission expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Houston T. Ezell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of LAND INVESTMENT AND DEVELOPMENT

CORPORATION, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Houston T. Ezell as such President.

Witness my hand and official seal at office at Brentwood, Tennessee on this 8th day of February, 1985.

Mrs. Douglas L. Sanders
NOTARY PUBLIC

My commission expires: 7/21/85.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

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IDENTIF. REFERENCE

FEB 11 11 56 AM '85

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6490 PAGE 572

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
			146000.00-	CAMT.
			379.60	MSTAX
	VB		379.60-	MSTAX
			379.60	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	389.10-
0333A02/11/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 3 6 8

IDENTIF. REFERENCE

FEB 11 11 56 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107754