FORM NO. WD-1

BOOK 6588 PG 193

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Stanley Landau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 85.

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney for Attorneys Title Company, Inc. Suite 175, 222 3rd Ave. N.
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landau Enterprises (NAME)	Landau Enterprises (NAME)	104-5-382
309 Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER)	309 Bowling Avenue (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	

Mail

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, Ignatz Slomovic, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landau Enterprises, a General Partnership composed of Stanley Landau and Bernard Mark Landau

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:

(SEE ATTACHED MARKED EXHIBIT "A")

J. 1. 4. 7. 6. 2

IDENTIF. REFERENCE T

JUN 21 8 30 AM '85

FELIX A. ROBERTSON, CLERK & REGISTER
DAVIDSON COUNTY, TN

unimproved { }
This is improved { X } property, known as 3513 Central Avenue Nashville, Tennessee 37205
(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 my hand this 19th day of June, 19 85

Ignatz Slomovic, unmarried

375

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 Ignatz Slomovic, unmarried

the bargainor, 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 and official seal at Nashville, Tennessee, this 6 day of June, 19 85.

Notary Public

Commission Expires 10-19-85

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Ignatz Slomovic

TO

Landau Enterprises

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

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TRACT I

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a part of Lot 102 of Richland Realty Company's Division B as of record in Subdivision Book 161, page 151, Register's Office, Davidson County, and more particularly described as follows:

Beginning at a point,said point being at the intersection of the west dedicated righ of way line of Park Circle and the south dedicated right of way line of Central Avenue; thence with the south dedicated right of way line of Central Avenue South 66 degrees 45 minutes west for 384.5 feet to a point of beginning; thence south 23 degrees 36 minutes east for 78.7 feet to a point; thence along a curve to the right with a radius of 507.46 feet for 77.0 feet to a point in the north line of an alley; thence with the north line of an alley south 58 degrees 30 minutes west for 34.0 feet to a point; thence north 22 degrees 42 minutes west for 161.5 feet to a point in the south dedicated right of way line of Central Avenue; thence with the south dedicated right of way line of Central Avenue north 66 degrees 45 minutes east for 40.5 feet back to the point of beginning and containing 5,935 square feet, more or less.

Being part of the same property conveyed to Ignatz Slomovic and wife Bora Slomovic by deed from L.L. Pettus of record in Book 3708, page 270, Register's Office for Davidson County, Tennessee. The said Bora Slomovic having since died.

TRACT II

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a part of Lot 102 of Richland Realty Company's Division B as of record in Subdivision Book 161, page 151, Register's Office, Davidson County, and more particularly described as follows:

Beginning at a point, said point being at the intersection of the west dedicated right of way line of Park Circle and the south dedicated right of way line of Central Avenue; thence with the south dedicated right of way line of Central Avenue south 66 degrees 45 minutes west for 375.0 feet to a point of beginning; thence south 22 degrees 30 minutes east for 155.0 feet to a point in the north line of an alley; thence with the north line of an alley south 58 degrees 30 minutes west for 16.0 feet to a point; thence along a curve to the left with a radius of 507.46 feet for 77.0 feet to a point; thence north 23 degrees 36 minutes west for 78.7 feet to a point in the south dedicated right of way line of Central Avenue; thence with the south dedicated right of way line of Central Avenue north 66 degrees 45 minutes east for 9.5 feet back to the point of beginning and containing 1,980 square feet, more or less.

Being part of the same property conveyed to Mr. Ignatz Slomovic by quitclaim deed from the State of Tennessee, acting by its Commissioner of Transportation, under the authority of Section 12-2-112(a) (9), Tennessee Code Annotated, of record in Book 6580, page 937, Register's Office for Davidson County, Tennessee.

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

30000.00- CA1T.
78.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 87.50-
0378A06/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 4. 7. 6. 2

IDENTIF. REFERENCE

JUN 21 8 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146755