File #1

WARRANTY DEED

FROM: Lillian W. Gilbert, Alex S. Weinbaum, III, Miriam Weinbaum, Nancy Eisenstaedt, Richard Eisenstaedt, Julie Eisenstaedt McDoniel, Ann Kay Weinbaum, Steven H. Weinbaum, Josie Christmon, Lela Minick, Grantors

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6791 PAGE 554

TO: Armstrong, Armstrong and Templeton Associates, Grantee

Address New Owner(s) as Follows:
6500 Cornwall Dr.
Nashville TN
37205

Send Tax Bills To: Same

Map-Parcel Numbers
92-11-68

Field Book Numbers
3 W 380

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Two Thousand Five Hundred Dollars ($32,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of February, 1986.

Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION OF the sum of Thirty-Two Thousand Five Hundred Dollars ($32,500.00), the receipt and sufficiency of which are hereby acknowledged, Lillian W. Gilbert, Alex S. Weinbaum, III, his wife, Miriam Weinbaum, Nancy Eisenstaedt, her husband, Richard Eisenstaedt, Julie Eisenstaedt McDoniel, Ann Kay Weinbaum, Steven H. Weinbaum, Josie Christmon, and Lela Minick, collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Armstrong, Armstrong and Templeton Associates, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County,

State of Tennessee, described in Exhibit A attached hereto and made a part hereof by this reference. BOOK 6791 PAGE 555

This is unimproved property, known as Lot 1 of Burlington Heights, Charlotte Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. Easement for a sanitary sewer with an 8 inch sewer line contained therein, lying along the easterly line varying in width from 10 feet at the southerly line to 18.5 feet at the northerly line.

3. All easements, conditions and other matters of record in the Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever.

Each Grantor covenants with the said Grantee that such Grantor is lawfully seized and possessed of an undivided interest in the said land in fee simple in the amount set forth as follows:

Lillian W. Gilbert	50%
Alex S. Weinbaum	13%
Miriam Weinbaum	11.5%
Nancy Eisenstaedt	11.5%
Richard Eisenstaedt	2.5%
Julie Eisenstaedt McDoniel	1.5%
Ann Kay Weinbaum	3%
Steven H. Weinbaum	3%
Josie Christmon	2%
Lela Minick	2%

Each Grantor further covenants with the Grantee that such Grantor has a good right to convey the Grantor's interest in the land, that the land is unencumbered and unrestricted except as to matters set forth above to which the conveyance is made expressly subject.

And Grantors do further covenant and bind Grantors, their heirs, 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 except as to those matters set forth above to which this conveyance is expressly made subject.

The herein described premises are not the usual place of residence of any of the Grantors or their spouses if married.

Witness our hands this 26th day of February, 1986.

Lillian W. Gilbert
Lillian W. Gilbert

Alex S. Weinbaum, III
BY Raymond C Myers
Alex S. Weinbaum III, by
Raymond C. Myers,
attorney-in-fact

Miriam Weinbaum
BY Raymond C Myers
Miriam Weinbaum, by
Raymond C. Myers,
attorney-in-fact

Nancy Eisenstaedt
BY Raymond C Myers
Nancy Eisenstaedt, by
Raymond C. Myers,
attorney-in-fact

Richard Eisenstaedt
BY Raymond C Myers
Richard Eisenstaedt, by
Raymond C. Myers,
attorney-in-fact

Julie Eisenstaedt McDoniel
BY Raymond C Myers
Julie Eisenstaedt McDoniel,
by Raymond C. Myers,
attorney-in-fact

Ann Kay Weinbaum
BY Raymond C Myers
Ann Kay Weinbaum, by
Raymond C. Myers,
attorney-in-fact

Steven H. Weinbaum
BY Raymond C Myers
Steven H. Weinbaum, by
Raymond C. Myers,
attorney-in-fact

Josie Christmon
BY Raymond C Myers
Josie Christmon, by
Raymond C. Myers,
attorney-in-fact

Lela Minick
BY Raymond C Myers
Lela Minick, by
Raymond C. Myers,
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of 27th day of February, 1986, before me personally appeared, RAYMOND C. MYERS, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of Alex S. Weinbaum III, Miriam Weinbaum, Nancy Eisenstaedt, Richard Eisenstaedt, Julie Eisenstaedt McDoniel, Ann Kay Weinbaum, Steven H. Weinbaum, Josie Christmon, Lela Minick and who acknowledged that he executed the same as the free act and deed of said Alex S. Weinbaum III, Miriam Weinbaum, Nancy Eisenstaedt, Richard Eisenstaedt, Julie Eisenstaedt McDoniel, Ann Kay Weinbaum, Steven H. Weinbaum, Josie Christmon, and Lela Minick.

Witness my hand, at Office, this 27th day of February, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eleanor N. Lennon, a Notary Public of said County and State, LILLIAN W. GILBERT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of February, 1986.

Eleanor N. Lennon
Notary Public

My Commission Expires: 9-9-89

1286W/02-25-86

EXHIBIT A

Being a tract of land lying in Nashville Davidson County, Tennessee and being Lot No. 1 of Burlington Heights Subdivision as of Record in Book 332, page 13, Register's Office for Davidson County, Tennessee and being bounded on the South by Charlotte Avenue; on the West by Lot No. 2, Burlington Heights; on the North by Clifton Avenue; on the East by Lot No. 4, M.J. Weakley's Subdivision as of Record in Book 421, page 108 and being more particularly described according to a boundary survey made by Morrow & Associates, Inc. dated November 14, 1985, as follows:

Beginning at an iron pin, the Southwest corner of Lot No. 1, Burlington Heights, in the North right-of-way line of Charlotte Avenue, said pin being located easterly 200 feet from the East right-of-way line of 21st Avenue North;

Thence with the line between Lots No. 1 and 2, Burlington Heights, North 12 deg. 33 min. 35 sec. West, 162.00 feet to an iron pin, the Northwest corner of Lot No. 1, Burlington Heights, in the South right-of-way line of Clifton Avenue;

Thence with the South right-of-way line of Clifton Avenue, South 81 deg. 40 min. 27 sec. East, 76.00 feet to an iron pin, the Northeast corner of Lot No. 1, Burlington Heights, also being the Northwest corner of Lot No. 4, M.J. Weakley's Subdivision, in the South right-of-way line of Clifton Avenue;

Thence with Lot No. 4, M.J. Weakley's Subdivision, South 04 deg. 27 min. 36 sec. East, 135.00 feet to an iron pin, the Southeast corner of Lot 1, Burlington Heights, in the North right-of-way line of Charlotte Avenue;

Thence with the North right-of-way line of Charlotte Avenue, South 76 deg. 03 min. 37 sec. West, 52.00 feet to the point of beginning.

Being part of the same property conveyed to A. S. Weinbaum by deed from Edward Buford and wife, Lizinka E. Buford of record in Book 482, page 379, Register's Office for Davidson County, Tennessee. The said A.S. Weinbaum died in 1942 and devised the property to his wife, Regina Weinbaum by will of record in Will Book 58, page 381, in the Office of the County Court Clerk for Davidson County, Tennessee. The said Regina Weinbaum died October 23, 1947, leaving as her heirs at law A.S. Weinbaum, Jr., and Mrs. Lillian W. Gilbert. The said Alexander S. Weinbaum,Jr., a/k/a A. S. Weinbaum, Jr. died in 1968 and devised his interest in the property to his wife, Hannah Mae Weinbaum by will of record in Will Book 91, page 80, Office of the County Court

Clerk of Davidson County, Tennessee. The said Hannah Mae Weinbaum died November 25, 1982, and by her will of record in Will Book 153, page 449, Office of the County Court Clerk for Davidson County, Tennessee, devised her interest to Alex S. Weinbaum, III, a 26% interest; Miriam Weinbaum, 23% interest; Nancy Eisenstaedt, a 23% interest; Richard Eisenstaedt, a 5% interest; Julie Eisenstaedt (now McDoniel); a 3% interest; Ann Kay Weinbaum, a 6% interest; Steven H. Weinbaum, a 6% interest; Josie Christmon, a 4% interest, and Norman and Lela Minick, a 4% interest. The said Norman Minick having since died.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 27 4 00 PM '86
RECEIVED FOR RECORD
7.90 1.7.
02/27 [illegible]

1298W/02-25-86

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

RECEIVED OF _____ BOOK 6791 PAGE 560

FOR _____

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
			32500.00- CAMT.	
			84.50 MSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 103.00-	
8265A	02/27/86	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.90 I.T. IDENTIFICATION

FEB 27 4 05 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222711