THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Margaret Schulman Ostrin and
Benjamin (Bennie) D. Schulman "GRANTORS"

TO: Sam E. Livingston "GRANTEE"

PROPERTY ADDRESS:
909 51st Avenue, North
5105 Michigan Avenue
Nashville, TN 37209

MAP AND PARCEL NOS.:
91-7-323
91-7-322

SEND TAX BILLS TO:
Sam E. Livingston
102 Thompson Ln
Nashville, Tn 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand Dollars ($45,000.00) cash in hand paid by Sam E. Livingston, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, Margaret Schulman Ostrin (unmarried) and Benjamin (Bennie) D. Schulman, have bargained and sold, and by these presents do transfer and convey unto the said Sam E. Livingston, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows to wit:

Tract I. 909 51st Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being the northerly one-half of Lots Nos. 1002, 1004, 1006 and 1008 of Block No. 167, Plan No. 1, West Nashville as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lots Nos. 1002, 1004, 1006 and 1008 fronts 75 feet on the westerly side of 51st, Avenue, North, formerly 10th Street, and runs back between parallel lines, with the southerly margin of Michigan Avenue 110 feet to a dead line.

Being the same property conveyed to Margaret Schulman, by deed from W.F. Bennett, a widower of record in Book 3770, page 437, Register's Office for Davidson County, Tennessee.

Tract II. 5105 Michigan Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lots Nos. 1010 and 1012 of Block No. 167, Plan No. 1, West Nashville as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 1010 and 1012 front together 50 feet on the southerly side of Michigan Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret Schulman and Bennie D. Schulman by deed from Bascom Virgie Sampson and wife, Lizzie H. Sampson, of record in Book 3804, page 525, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 909 51st Avenue, North and 5105 Michigan Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam E. Livingston, his heirs and assigns, forever.

And GRANTORS do covenant with the said Sam E. Livingston that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, theirs heirs and assigns, to warrant and forever defend the title to the said Sam E. Livingston, his heirs and assigns, against the lawful claims of all persons whomsoever.

Ruby. G. Schulman, spouse of Benjamin (Bennie) D. Schulman, joins in this transfer for the purpose of conveying any and all marital right, title and interest she may in and to Tract II described above, to the GRANTEE but not further or otherwise.

Executed this 25th day of March, 1986.

Margaret Schulman Ostrin
Margaret Schulman Ostrin

Benjamin (Bennie) D. Schulman
Benjamin (Bennie) D. Schulman

Ruby G. Schulman
Ruby G. Schulman

STATE OF New York

COUNTY OF Queens

Personally appeared before me, Margaret Schulman Ostrin a Notary Public in and for said County and State, the within named, Margaret Schulman Ostrin, an unmarried person, the bargainor, with whom I am personally acquainted, or who 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 and official seal, this 26th day of March, 1986.

NOTARY PUBLIC ..... County

My Commission Expires: March 30 1987

87368

IDENTIFICATION REFERENCE

MAR 31 1 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

RECEIVED

STATE OF California

COUNTY OF San Diego

Personally appeared before me, BILLY J. SHAHAN, a Notary Public in and for said County and State, the within named Benjamin (Bennie) D. Schulman, and wife, Ruby G. Schulman, the bargainors, with whom I am personally acquainted, ~~or who proved to me on the basis of satisfactory evidence~~, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of March, 1986.

Billy J. Shahan
NOTARY PUBLIC

My Commission Expires: July 7, 1988

OFFICIAL SEAL
BILLY J. SHAHAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. July 7, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Phillip D Livingston
AFFIANT

Subscribed and sworn to before me, this 31st day of March, 1986.

Notary Public, York
NOTARY PUBLIC

My Commission Expires: _____

Cert. filed in _____ County
Term Expires

NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires Mar. 8, 1989

GENERAL ACKNOWLEDGMENT NO. 201

State of California
County of San Diego } SS.

On this the 25th day of March 1986, before me,

Mary J. Ryman,

the undersigned Notary Public, personally appeared

Ruby G. Schulman,

[ ] personally known to me
[X] proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.

Mary J. Ryman
Notary's Signature

OFFICIAL SEAL
MARY J RYMAN
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires DEC 9, 1988

7710 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

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

RECEIVED OF _____

FOR _____

BOOK 6816 PAGE 795

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 126.60-
8157A03/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87368

IDENTIF. REFERENCE

MAR 31 | 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232358