This instrument prepared by:
Alfred E. Abbey
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map/Parcel No.:
Clint Piper Hickory Industries, Inc. 286 Hermitage Avenue Nashville, TN 37210	(Same)	93-12-49

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LEAH ROSE BERNSTEIN WERTHAN, individually, as to an undivided one-half (1/2) interest, and EDITH BERNSTEIN FRANKEL, LEAH ROSE BERNSTEIN WERTHAN and BERNARD WERTHAN, JR., as the acting TRUSTEES of trust (4) under Trust B under the will of CLARENCE BERNSTEIN, deceased, which will is of record in Will Book 70, page 370, in the County Court for Davidson County, Tennessee, as to an undivided one-half (1/2) interest, hereinafter referred to collectively as the "Grantors," have this day bargained and sold, and do hereby transfer and convey unto CLINT PIPER, hereinafter referred to as the "Grantee," his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Part of Lot 21 on the Plan of Pageots Fairfield Village, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described as follows:
>
> Beginning in the northern margin of Hermitage Avenue (formerly Fillmore Street) at the southeast corner of Lot No. 20 on the aforesaid Plan, and running easterly with said street, 33 1/3 feet; thence, northwardly parallel with the east line of said Lot No. 21, 170 feet (182 feet per prior deed), more or less, to an alley; thence, westwardly with said alley, 33 1/3 feet to the northeast corner of said Lot No. 20; thence, with the dividing line of Lots No. 20 and 21, southwardly 170 feet (182 feet per prior deed), more or less, to the beginning corner.
>
> Being part of the property in which an undivided one-half interest was conveyed to Leah Rose Bernstein Werthan by deed from Clarence Bernstein, of record in Book 2343, page 137, Register's Office for Davidson County, Tennessee; AND part of the property in which an undivided one-half interest was conveyed to Edith Bernstein Frankel, Leah Rose Bernstein Werthan and Bernard Werthan, Jr., trustees, by deed from Edith Bernstein Frankel, et al., trustees, of record in Book 6819, page 350, said Register's Office.

SUBJECT TO:

(1) Such state of facts as a correct survey would show.

(2) All applicable zoning ordinances and easements of record.

(3) Taxes for the current year which have been prorated and assumed by the Grantee.

This is unimproved property known as 282 Hermitage Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, in fee simple forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set out.

Leah Rose Bernstein Werthan, as the individual Grantor of an undivided one-half interest in said real estate, further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said undivided one-half interest in said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Edith Bernstein Frankel, Leah Rose Bernstein Werthan and Bernard Werthan, Jr., trustees, as the Grantors of a second undivided one-half interest in said real estate, do further covenant and bind themselves as such trustees, their successors in trust and assigns, to warrant and forever defend the title to said undivided one-half interest in said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument, this 21st day of March, 1986.

Leah Rose Bernstein Werthan,
Individually

Edith Bernstein Frankel,
Trustee of the Estate of
Clarence Bernstein

Leah Rose Bernstein Werthan,
Trustee of the Estate of
Clarence Bernstein

Bernard Werthan, Jr., Trustee
of the Estate of Clarence
Bernstein

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Leah Rose Bernstein Werthan, the within named bargainor, 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 and seal at Nashville, Tennessee, this 21st day of March, 1986.

Ellen Owens
Notary Public

My Commission Expires: My Commission Expires July 27, 1988

STATE OF Kentucky)
)
COUNTY OF Fayette)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edith Bernstein Frankel, trustee of the estate of Clarence Bernstein, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as such trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Lexington, KY, this 24th day of March, 1986.

Clayton R. Cox
Notary Public Fayette Co., Ky

My Commission Expires: August 14, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Leah Rose Bernstein Werthan, trustee of the estate of Clarence Bernstein, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as such trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 21st day of March, 1986.

Ellen Owens
Notary Public

My Commission Expires: My Commission Expires July 27, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard Werthan, Jr., trustee of the estate of Clarence Bernstein, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 21st day of March, 1986.

Ellen Owens
Notary Public

My Commission Expires: My Commission Expires July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 1986.

Notary Public

My Commission Expires: 7-27-86

88119

IDENTIFICATION REFERENCE

APR 2 11 53 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6819 PAGE 359

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
			120000.00- CAMT	
			31.20 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	43.70-
			9045A04/02/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.8.11.9.

IDENTIFICATION REFERENCE

APR 2 11 53 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 233227

NASHVILLE BUSINESS FORMS, INC.
615-