FILE BOX "7" - FILE NO. 19483

BOOK 6964 PAGE 65 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 10/19/86
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NOEL BEAN	FIRST TENNESSEE BANK	MAP 83-7
c/o MUSIC CITY SUPPLY CO. (NAME)	Box 84 (NAME)	PARCEL 320
910 Main Street (STREET ADDRESS OR ROUTE NUMBER)	Memphis, Tennessee 38101 (STREET ADDRESS)	15DA-49607
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, STEPHEN KREAL and wife, SUSAN KREAL, as joint tenants with right of survivorship as to a 30% undivided interest; and HARRY BRAUNSTEIN and ELLA BRAUNSTEIN, as tenants in common as to a 70% undivided interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NOEL BEAN

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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Eastland Oaks, Section 1, as of record in Book 4660, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephen Kreal and wife, Susan, joint tenants with right of survivorship, 30% undivided interest; and Harry Braunstein and Ella Braunstein, as tenants in common, 70% undivided interest; by deed from Jeffrey L. Brosini and Patricia L. Wellspring, of record in Book 5964, page 218, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST TENNESSEE BANK, N.A., of record in Book 5464, page 816, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2311 Eastland Avenue, Nashville, Tennessee 37206
(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 our hands this 29th day of August, 1986

Stephen M. Kreal — Harry Braunstein by Susan Kreal, Atty. in Fact
STEPHEN KREAL — HARRY BRAUNSTEIN

Susan D. Kreal — Ella Braunstein by Susan Kreal Atty. in Fact
SUSAN KREAL — ELLA BRAUNSTEIN

CHECK 08/29 192.90-
2085

BOOK 6964 PAGE 66

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEPHEN KREAL and wife, SUSAN KREAL,

the bargainors, with whom I am personally acquainted, (or 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 at Nashville, Tennessee, this 29th day of August, 1986.

Commission Expires 10/19/86

Notary Public

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

TO

36859

IDENTIFICATION REFERENCE

AUG 29 2 08 PM '86
FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of August, 1986, before me personally appeared SUSAN KREAL, to be known to be the person who executed the foregoing instrument in behalf of HARRY BRAUNSTEIN and ELLA BRAUNSTEIN as their attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said HARRY BRAUNSTEIN and ELLA BRAUNSTEIN, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of August, 1986.

NOTARY PUBLIC

My Commission Expires: 10/19/86

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

RECEIVED OF _____

FOR _____

BOOK 6964 PAGE 67

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

63000.00- CAMT.
176.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.90-
6085A00/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3685 9.

IDENTIFICATION REFERENCE

Aug 29 2 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289026