This instrument prepared by:

Arthur K. Lowen, Attorney
10th Floor, Third National Bank Bldg.
Nashville, TN 37219

Address New Owners:	Send Tax Bills To:	Map/Parcel:
Melvin Goldman 5949 Sedberry Road Nashville, TN 37205	Same	Map 118-07 Parcel 16

BOOK 6970 PAGE 718

WARRANTY DEED

For and in consideration of the sum of Five Thousand 00/100 Dollars ($5,000.00), the receipt of which is hereby acknowledged, and other good and valuable consideration, Hugh D. Stradling and wife, Zola W. Stradling, have this day bargained and sold, and do hereby transfer and convey unto Melvin H. Goldman (hereinafter referred to as "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 19 of Block A, Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning at a point in the north margin of West Iris Drive at the corner of Lots 18 and 19, thence with the line between said lots, northerly 130 feet to a point; thence easterly 104 feet to the west margin of Bransford Avenue; thence with the margin of the same, southerly 111.3 feet to the beginning of a curve; thence around said curve, southwesterly, having a radius of 20 feet, a distance of 18.08 feet to a point in the north margin of West Iris Drive; thence with the margin of said Drive, westerly 75.92 feet to the point of beginning.

Being the same property conveyed to Hugh D. Stradling, et ux Zola W. Stradling by Deed from Myron W. Smith and wife, Jo Anne Smith, of record in Book 6227, Page 102, Register's Office of Davidson County, Tennessee.

This is improved property known as 2799 Bransford Avenue, Nashville, Tennessee 37204.

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

And we do covenant with the said GRANTEE 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, except:

09/25 30 [illegible] CHECK

851

1. Deed of Trust executed by Myron Smith et ux, Jo Anne Smith, to Joe Saperstein, Trustee, dated May 13, 1982, of record in Book 5893, page 752, Register's Office of Davidson County, Tennessee. Said Deed of Trust secures a promissory note in the original principal sum of $65,000.00, payable by Myron Smith et ux, Jo Anne Smith, to Leon B. Strauss or Charlotte B. Strauss.

2. Unrecorded Commerical Lease dated October 10, 1984, by and between Hugh D. Stradling and Zola W. Stradling, referred to therein as Owners, and Charles E. Carathers and Billie J. Carathers, referred to therein as Tenant. Said Commercial Lease was supplemented and amended by an unrecorded Addendum To Lease, bearing no date. The said Commercial Lease, as amended, will expire according to its terms at 4:00 P.M. on October 9, 1989.

3. 1986 propety taxes, a lien but not yet payable.

4. Notes, easements, and setback lines as set forth by the plan of record in Book 1130, Page 36, Register's Office of Davidson County, Tennessee.

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 GRANTEE, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands; this 3rd day of Sept, 1986.

Hugh D Stradling
HUGH D. STRADLING

Zola Stradling
ZOLA W. STRADLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy L. Rockensock, a Notary Public of said county, Hugh D. Stradling and Zola W. Stradling, the within named 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, at office, this 3rd day of September, 1986.

Judy L. Rockensock
Notary Public

My Commission Expires:

11/12/89

Leon B. Strauss and wife, Charlotte B. Strauss, execute this Deed solely for the purpose of expressing their consent to the transfer of the property described herein to Melvin H. Goldman, AND TO NO OTHERS, pursuant to that certain Deed of Trust of record in Book 5893, Page 752, Register's Office of Davidson County, Tennessee.

Witness our hands this 29 day of August, 1986.

Leon B. Strauss
LEON B. STRAUSS

Charlotte B. Strauss
CHARLOTTE B. STRAUSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Arthur K. Lowen, a Notary Public of said county, Leon B. Strauss and Charlotte B. Strauss, the within named 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, at office, this 29th day of August, 1986.

Arthur K. Lowen
Notary Public

My Commission Expires:

Nov. 12, 1989

BOOK 6970 PAGE 721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

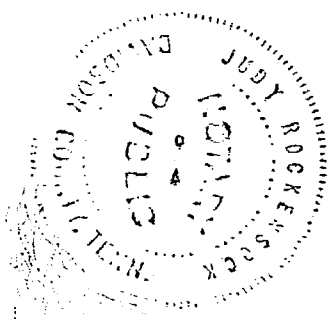
The actual consideration for this transfer or value of property (whichever is greater) is $103,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Hugh D. Stribling
AFFIANT

Sworn to and subscribed before me
this 3rd day of September, 1986.

Judy L. Rockensock
NOTARY PUBLIC

My Commission Expires: 11/12/89.

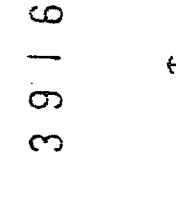


3916 5

IDENTIF. REFERENCE

SEP 5 11 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 6970 PAGE 722

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

103000.00- CAMT
288.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 300.90-
8616A09/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39165

IDENTIF. REFERENCE

SEP 5 11 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 291508