WARRANTY DEED BOOK 7024 PAGE 554

FROM: JEROME L. ROSENBLUM, as to a a 5/8 undivided interest, and FRANK G. FRIEDMAN, TRUSTEE, as to a 3/8 undivided interest, Grantors

THIS INSTRUMENT PREPARED BY: **FRANK G. FRIEDMAN 211 PRINTERS ALLEY BUILDING NASHVILLE, TENNESSEE 37201**

TO: JAMES H. ANGEL AND WIFE, K. GAY ANGEL, Grantees

Address New Owner(s) as Follows: JAMES H. ANGEL AND WIFE, K. GAY ANGEL 613 Harpeth Trace Drive Nashville, Tennessee 37221

Send Tax Bills To: SAME

Map-Parcel Numbers 143-6-26.

57986

IDENTIFICATION REFERENCE

REGISTER'S OFFICE DAVIDSON COUNTY, TN

OCT 30 9 26 AM 86

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Nine Thousand Five Hundred & no/100 ($29,500) Dollars.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of March, 1986.

Notary Public

My Commission Expires: ~~My Commission Expires March~~ 8, 1989

FOR AND IN CONSIDERATION OF the sum of Twenty-nine thousand, Five hundred ($29,500.00) Dollars and other good and valuable considerations, Jerome L. Rosenblum, as to a five-eighths (62.5%) undivided interest, and Frank G. Friedman, Trustee, with full power as to a three-eighths (37.5%) undivided interest, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said James H. Angel and wife, K. Gay Angel, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Harpeth Trace Estates, Phase I, of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and exact description.

Being part of the same property conveyed to Jerome L. Rosenblum, as to a 5/8 undivided interest, and Frank G. Friedman, Trustee, with full power to sell, convey and mortgage, as to a 3/8 undivided interest, by Quitclaim Deed from Jerome L. Rosenblum, as to a 3/4 undivided interest and Bernard D. Goldstein, Trustee, as to a 1/4 undivided interest, of record in Book 6181, page 392, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except for covenants, conditions, liens and restrictions contained in instruments of record in Book 5120, page 208 et. seq. and in Book 5380, page 356 et. seq. and Book 6094, page 718 et. seq., Register's Office for Davidson County, Tennessee; the lien for 1986 taxes which will be paid by Grantees, which have been prorated; and matters shown on the recorded Plan of record in Book 5200, page 125 et. seq., said Register's Office.

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 Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever, except as stated above.

Brenda G. Rosenblum, the spouse of Jerome L. Rosenblum, has joined in this conveyance for the purpose of conveying to the Grantees all rights which she has in the herein described property, if any.

Witness our hands this 22nd day of March, 1986.

Jerome L. Rosenblum
JEROME L. ROSENBLUM

Brenda G. Rosenblum
BRENDA G. ROSENBLUM

Frank B. Friedman, Trustee
FRANK G. FRIEDMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JEROME ROSENBLUM, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 1986.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 8, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named BRENDA ROSENBLUM, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 1986.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 8, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named FRANK G. FRIEDMAN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein and with full authority to do so.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 10-19-1986.

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

RECEIVED OF _____

FOR _____

BOOK 7024 PAGE 557

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

2950[illegible].00 CAMT.
82.60 CSTAX
.50 PRFE[illegible]
9.00 WDS[illegible]
CHECK 92.10-
01/20A10/30/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57986

IDENTIFICATION REFERENCE

Oct 30 9 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No.06134