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

FELIX Z. MCGOWAN, REGISTER
DAVIDSON COUNTY, TN
Nov 24 11 35 AM '86
IDENTIFICATION REFERENCE
66379

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map/Parcel No.:
DoALL Tennessee Co. 501 - 3rd Avenue South Nashville, TN 37210	(Same)	P/O 94-09-38

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, the undersigned (a) LEAH ROSE BERNSTEIN WERTHAN, individually, as to an undivided one-half (1/2) interest, and (b) 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, all of the foregoing parties being hereinafter sometimes referred to collectively as the "Grantors," have this day bargained and sold, and do hereby transfer and convey unto DoALL TENNESSEE CO., a Tennessee corporation, hereinafter referred to as the "Grantee," its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Lot 27 and part of the westerly one-half of Lot 28 on the Plan of Pageots Fairfield Village, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, which tracts or parcels adjoin and front together on Hermitage Avenue, and are more particularly described as follows:
>
> Beginning in the northerly margin of Hermitage Avenue (formerly Fillmore Street) at the southwest corner of Lot 27 on the aforesaid Plan; thence, in an easterly direction, with the northerly margin of Hermitage Avenue, 75 feet to a point; thence, in a northerly direction, parallel with the easterly line of said Lot 27, 170 feet, more or less, to an alley; thence, westwardly, with said alley, 75 feet to the northwest corner of said Lot 27; thence, southwardly, with the westerly line of said Lot 27, 170 feet, more or less, to the point of beginning.
>
> 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 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:
>
> All applicable zoning ordinances and easements of record.

This is unimproved property known as 292-296 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, its successors 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 he 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, its successors 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, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument, this 7 day of November, 1986.

Leah Rose B. Werthan
Leah Rose Bernstein Werthan,
Individually

Edith B. Frankel
Edith Bernstein Frankel,
Trustee under the Will of
Clarence Bernstein

Leah Rose B. Werthan
Leah Rose Bernstein Werthan,
Trustee under the Will of
Clarence Bernstein

Bernard Werthan Jr.
Bernard Werthan, Jr., Trustee
under the Will 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 7 day of Nov., 1986.

Mary C. Mirick
Notary Public

My Commission Expires: 1-18-87

MARY C. MI... NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edith Bernstein Frankel, trustee under the Will 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 7 day of Nov, 1986.

Mary C Merrick
Notary Public

My Commission Expires: 1-18-87

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 under the Will 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 7 day of Nov., 1986.

Mary C Merrick
Notary Public

My Commission Expires: 1-18-87

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 under the Will 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 November, 1986.

Stacy Mansfield
Notary Public

My Commission Expires: 5/13/89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Affiant

Subscribed and sworn to before me,
this 21st day of November, 1986.

Notary Public

My Commission Expires: 5/13/89

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

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 633

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

270[illegible] .00- CAPIT
75.00 CSTAX
.50 [illegible]
12.00 [illegible]
CHECK 88.10-
952431 /24/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66379

IDENTIFICATION REFERENCE

NOV 24 11 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15405