BOOK 7048 PAGE 684

(4)

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

Fee 3.50

NOV 24 11 35 AM '88

663880

WARRANTY DEED

Address of New Owner:
DoALL Tennessee Co.
501 - 3rd Avenue South
Nashville, TN 37210

Send Tax Bills to:
(Same)

Map/Parcel No.:
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) KATHERINE BERNSTEIN ELMAN (formerly Katherine B. Votz), EDWARD BERNSTEIN, MARGARET BERNSTEIN SHULER, JOAN BERNSTEIN TAYLOR and ANN BERNSTEIN ZERCHER, being all of the children of Isadore Bernstein, deceased, and also being all of the children of Kathleen Bernstein (widow of said Isadore Bernstein), deceased, 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:

> Tne easterly 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, and being more particularly described as follows:
>
> Beginning in the northerly margin of Hermitage Avenue (formerly known as the Lebanon Turnpike Road and also formerly known as Fillmore Street) at the southeast corner of the west half of Lot 28 on the aforesaid Plan; thence, northwardly, with a line parallel to the easterly line of Lot 27 (westerly line of Lot 28) on said Plan, 170 feet, more or less, to an alley; thence, eastwardly, with said alley, 25 feet to the easterly line of said Lot 28; thence, southwardly, with the easterly line of Lot 28, 170 feet, more or less, to the northerly margin of Hermitage Avenue; thence, westwardly, with said northerly margin, 25 feet to the point of beginning.
>
> Being the same property conveyed to Phillip Bernstein by deed from W. H. Foster and wife, of record in Book 214, page 583, Register's Office for Davidson County, Tennessee; and said property having been devised to Clarence Bernstein and Isadore Bernstein under the will of Phillip Bernstein, of record in Will Book 34, page 367, in the County Court for Davidson County, Tennessee; and an undivided one-half interest in said property having been conveyed to Edith Bernstein Frankel, Leah Rose Bernstein Werthan and Bernard Werthan, Jr., trustees, by deed from Edith Bernstein Frankel, et al., trustees under the will of Clarence Bernstein, deceased, of record in Book 7048, page 672, said Register's Office.

SUBJECT TO:

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

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

This is unimproved property known as 298 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.

Katherine Bernstein Elman, Edward Bernstein, Margart Bernstein Shuler, Joan Bernstein Taylor and Ann Bernstein Zercher, as the Grantors of an undivided one-half interest in said real estate, further covenant and bind themselves, their 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 17th day of November, 1986.

Katherine Bernstein Elman

Edith Bernstein Frankel,
Trustee under the Will of
Clarence Bernstein

Edward Bernstein

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

Margaret Bernstein Shuler

Joan Bernstein Taylor

Bernard Werthan, Jr., Trustee
under the Will of Clarence
Bernstein

Ann Bernstein Zercher

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Katherine Bernstein Elman, 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 Chicago, Illinois, this 6th day of November, 1986.

Notary Public

My Commission Expires: 2/5/87

STATE OF PENNSYLVANIA)
)
COUNTY OF BEAVER)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edward Bernstein, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal at Beaver Falls, Pennsylvania, this 30th day of October, 1986.

Notary Public

My Commission Expires: 5/15/89

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margaret Bernstein Shuler, 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 Hilton Head, South Carolina, this 23 day of October, 1986.

Notary Public

My Commission Expires: 2/3/96

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joan Bernstein Taylor, 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 Hilton Head, South Carolina, this 23 day of October, 1986.

Arthur Dargle Kinnicah III
Notary Public

My Commission Expires: 2/3/96

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ann Bernstein Zercher, 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 Chicago, Illinois, this 6th day of November, 1986.

Sharon L. Bass
Notary Public

My Commission Expires: 2/5/87

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 Smith
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 Maxfield
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 $9,000.00.

Affiant

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

Stacy Maxfield
Notary Public

My Commission Expires: 5/13/89

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

RECEIVED OF _____

FOR _____

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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
			90 .[illegible]0 CMNT.	
			25.00 CSTAX	
			.50 PRFE[illegible]	
			15.00 WD[illegible]	
			CHECK	40.70
			9628A1[illegible]/24/86 CAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66380

IDENTIFICATION REFERENCE

Nov 24 11 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15406