MAP 92-13

PARCEL 412

BOOK 7056 PAGE 554

CORPORATE FORM

WARRANTY DEED

S.T.C. Tract Reference: _____

THIS INDENTURE, made and entered into this 5th day of December 19 86, by and between Freedlander Financial Services Corporation a corporation organized and existing under and by virtue of the laws of the State of Virginia party of the first part, and

C & G Investments, a Tennessee Partnership

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee:

See Schedule "A" attached hereto and made a part hereof.

Subject to any and all easements, conditions and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except Grantee assumes and agrees to pay that certain Deed of Trust executed by Doris Donnell to Wayne R. Tate, Trustee, of record in Book 5532, page 900, and re-recorded in Book 5542, page 564, Register's Office for Davidson County, Tennessee, to secure to Tennessee Housing Development Agency, the payment of one note dated November 9, 1979, in the original principal amount of $24,900.00 payable as set forth therein. Grantor hereby assigns to Grantee the escrow account in connection therewith. and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Eve A. Freedlander
Eve A. Freedlander Secretary (Asst.)

Freedlander Financial Services Corporati

By: Irwin A. Heller
Asst. Vice President
Irwin A. Heller

STATE OF ~~TENNESSEE~~ Virginia, COUNTY OF Henrico

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Irwin A. Heller with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Asst. Vice President of Freedlander Financial Services Corporation the within named bargainor, a corporation, and that he as such Asst. Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Asst. Vice President.

WITNESS my hand and Official Seal at office this 5th day of December 19 86

My commission expires March 12, 1990

Notary Public

(FOR RECORDING DATA ONLY)

Property address 312 33rd Avenue North Nashville, TN 37029

Mail tax bills to: (Person or Agency responsible for payment of taxes)
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

This instrument prepared by:
Noel Wayne Gravitt

State tax $ _____
Register's fee .50
Recording fee 4.00
Total _____
T.G. #
Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $34,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of December 19 86

Notary Public

My Commission Expires: 4-1-87

D25-11

S C H E D U L E "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Hortense Place as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee by instrument of record in Book 6004, page 883, said Register's Office.

Beginning at the point of intersection of the south margin of Elkins Avenue and the west margin of an alley, being the northeast corner of this property and being Eastwardly along Elkins Avenue 140 feet from 12 feet to a point; thence with the proposed right-of-way on a 50 foot radius curve left, northwestwardly 18 feet, more or less, to a point; thence with said south margin, eastwardly 12 feet to the point of beginning and containing 72 square feet and being a portion of the property being Lot No. 65 on the Map of Hortense Place of record in Book 16, page 167, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Doris Donnell by deed from H. T. Arthur, Jr. and Patsy Sue A. Collins of record in Book 5532, page 897, Register's Office for Davidson County, Tennessee.*

This is improved property known as 312 33rd Avenue North, Nashville, Tennessee 37209.

*And being the same property conveyed to Freedlander Financial Service Corporation by Trustee's Deed from D. Ronald Ingram, Trustee, of record in Book 6801 at page 495, Register's Office for said County.

77886

IDENTIFICATION REFERENCE

Dec 30 3 39 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7086 PAGE 536

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

345[illegible].[illegible]0 CAMT.
96.[illegible]0 CSTTX
.50 PRFE
6.00 WDE[illegible]
CHECK 103.10
2568A 12/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 7 8 8 6

IDENTIFICATION REFERENCE

DEC 30 3 39 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28245