THIS INSTRUMENT WAS PREPARED BY:
WILLIAM T. BERRY, ATTORNEY -413 Welshwood Drive, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOHN STEINHOUSE (NAME)	SAME (NAME)	105-8-91
JAMES STEINHOUSE AND CLARENCE LEROY STEINHOUSE III (NAME)	(NAME)	105-8-92
P. O. BOX 100259 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-8-84
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) DOLLARS

CASH in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, Jeffrey Albert Kay, Co-Trustee under the Wills of CARRIE B. RICH, CELIA RICH AND MORICE RICK; AND TERRY B. MARTIN CO-TRUSTEE under the Wills of CARRIE B. RICH, CELIA RICH AND MORICE RICH AND MORICE RICH; and sole Trustee under the Will of AMY RICH

HEREINAFTER called the Grantors.

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have bargained and sold, and by these presents do transfer and convey unto the said JOHN STEINHOUSE, JAMES STEINHOUSE AND CLARENCE LEROY STEINHOUSE III

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED

91254

IRENTIFT REFERENCE

FEB 6 11 05 AM '87

FELIX Z. WILSON TI REGISTER DAVIDSON COUNTY, TN

RUSH

unimproved (X)
This is improved ( ) property, known as 1336, 1338 & 1316 2nd Avenue South - Nashville, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th & 29th day of JANUARY, 19 87.

Terry B Martin
TERRY MARTIN
CO-Trustee under the Wills of Carrie B. Rich, Celia Rich and Morice Rich and Trustee under the Will of Amy Rich

Jeffrey Albert Kay
JEFFREY ALBERT KAY
Co-Trustee under the Wills of Carrie B. Rich, Celia Rich and Morice Rich.

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,705.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

* John Stenbouse

Sworn to and subscribed before me
this 29TH day of JANUARY, 19 87.

My commission expires 7-17-88 Notary Public William T. Berry

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name | Address

WARRANTY DEED

FROM

TO

STATE OF Maryland

COUNTY OF Montgomery

BOOK 7129 PAGE 575

Personally appeared before me, the undersigned, a NOTARY PUBLIC in and for the above said County and State, the within named JEFFREY ALBERT KAY, the bargainor, with whom I am personally acquainted, or proved to me by satisfactory evidence to be said JEFFREY ALBERT KAY, and who acknowledged that he as CO-TRUSTEE under the wills of CELIA RICH, CARRIE R. RICH and MORRICE RICH, and having the authority to do so, executed the within instrument freely and voluntarily for the purposes therein contained.

Witness my hand and seal at Baltimore (CITY), Maryland (STATE) this 19th day of JANUARY, 1987.

NOTARY PUBLIC

My Commission Expires July 1, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for the avove said County and State, the within named TERRY B. MARTIN, the bargainor, with whom I am personally acquainted, or proved to me by satisfactory evidence to be TERRY B. MARTIN, and who acknowledged that she as CO_TRUSTEE under the wills of CELIA RICH, CARRIE R. RICH and MORICE RICH and sole Trustee under the will of AMY RICH, and having the authority to do so, executed the within instrument freely and voltarily for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 29th day of January, 1987.

NOTARY PUBLIC

My Commission Expires 7-17-88

EXHIBIT "A"

TRACT I.

1336 Second Avenue South
Pt. Lot 8 - Lumsden
25 X 120
Field Book No. 15W02160
Map & Parcel No. 105-8 Parcel 91

TRACT II.

1338 Second Avenue South
Lot No. 9 -Lumsden
31 X 120 IREGG.
Field Book No. 15W02170
Map & Parcel No. 105-8 Parcel 92

TRACT III.

1316 Second Avenue South
Lots 2,3, 4 and Pt. Lot 5 - Lumsden
166 X 120
Field Book # 15W 02130
Map & Parcel 105-8 Parcel 84

BEING a portion of the property conveyed to ROSE BREYER MARTIN, Trustee under the will of AMY RICH and ROSE BREYER MARTIN and ADOLF H. BREYER, Co-Trustees under the will of CELIA RICH, MORRICE RICH and CARRIE R. RICH of record in Book 3534, page 625 Register's Office for Davidson County, Tenn.

WHEREAS Adolf H. Breyer died on October 19, 1970 and by instruments recorded in Minute Book 216, pages 73, 74 and 75 of the County Court Clerk's Office of Davidson County, Tennessee. Jeffrey Albert Kay was appointed successor, Co-Trustee under the wills of Carrie R. Rich, Morrice Rich and Celia Rich.

WHEREAS Rose B. Martin died on July 26, 1986 and Jeffrey Albert Kay as surviving Trustee appointed Terry B. Martin as successor Co-Trustee under the wills of Carrie R. Rich, Morrice Rich and Celia Rich. Said appointments are recorded in File # 78591 Probate Court Clerk's Office for Davidson County Tennessee (The Estate of Rose B. Martin) and minute Book _____, pages _____of said Clerk's Office.

By instrument of record in File # 78904 of the Probate Court Clerk's Office for Davidson County, Tennessee, TERRY B. MARTIN was appointed as the sole trustee under the will of Amy Rich.

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

30706.00- CAMT.
94.36 CSTAX
.50 PRFE.
12.00 WDEED
CHECK 106.86-
.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91254

IDENTIFICATION REFERENCE

FEB 6 11 05 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43052