THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Theodore Pincus
210 LaVista Drive
Nashville, Tn 37205

MORTGAGEE:
None

MAP-PARCEL NUMBERS:
MAP 131-5
PAR 51.0
7DA-91145

WARRANTY DEED

BOOK 7216 PAGE 381

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert D. Short, Jr., Trustee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Theodore Pincus, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 1"A" on the plan of Zone Lot Division Lots 1, 2 & 3, A Resubdivision of Lot 32 - Russwood Heights, of record in Book 6250, page 335 as amended in Book 6250, page 879, both in Register's Office for said County.

SAID Lot No. 1"A" fronts 72.10 feet on the northerly margin of Lavista Drive and extends back 172.33 feet on the broken easterly line and 142.0 feet on the westerly line to a dead line in the rear, measuring 108.98 feet thereon.

BEING a portion of the same property conveyed to Robert R. Short d/b/a SBR Company by deed from Margaret B. Burns, unmarried, Robert Randall Short, John A. Ramsey, III and Robert Short, Jr., Trustee of record in Book 6595, page 750, said Register's Office. Robert R. Short d/b/a SBR Company conveyed subject property to Robert D. Short, Jr., Trustee by Quitclaim Deed of record in Book 6695, page 710, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6250, page 879, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is ~~an~~ unimproved property, known as 210 LaVista Drive, Nashville, Tn 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of April, 19 87.

Robert D. Short, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of April, 19 87, before me personally appeared Robert D. Short, Jr., Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 11-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____; Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 248,281.38.

Theodore Pincus
Affiant

Subscribed and sworn to before me, this the 24th day of April, 1987.

My Commission Expires: Nov 1, 1987

Notary Public



WARRANTY DEED

from:
Robert D. Short, Jr., Trustee

to:
Theodore Pincus, unmarried

APR 28 9 15 AM '87
FILED & RECORDED
DAVIDSON COUNTY, TN
ALEX Z. WILSON
REGISTER

IDENTIFICATION REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

86619

26479

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

RECEIVED OF _____

FOR _____

BOOK 7216 PAGE 383

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

240000.38 CAMT.
695.24 CSTAX
.50 PRFE
6.00 WDE D
CHECK 701.74
9727304/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19398

IDENTIFICATION REFERENCE

APR 28 9 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74443