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FORM NO. WD-1
#87-10-16

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Bernard M. Landau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 1987.

Notary Public

MY COMMISSION EXPIRES: 1-31-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE: NONE	MAP-PARCEL NUMBERS
STANLEY LANDAU and	"OWNERS"	MAP 104-5
BERNARD M. (NAME) LANDAU	(NAME)	
304 Boxelder Cove		PARCEL 383
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison 37205		FB#: 26W-01735
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ JOHN WYNNE JONES, Devisee under the Will of JOHN PAUL JONES, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY LANDAU and BERNARD M. LANDAU, both unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 104 on the Plan of Richland Realty Company's Division B, of record in Plat Book 332 , Page 92 , Register's Office for said County.

SAID Lot No. 104 fronts 50 feet on the southerly side of Central Avenue and runs back 168 feet on the West line and 161.5 feet, more or less, on the East line to an alley. Reference is hereby made to said plat for a more complete description.

BEING the same property conveyed to John Paul Jones and wife, Alberta Jones, by Deed from Paul M. Crider, Sr., and wife, Florence Kinsey Crider, of record in Book 1429, Page 645, Register's Office for Davidson County, Tennessee; and by Deed to John Paul Jones from the State of Tennessee, of record in Book 7211, Page 441, said Register's Office. Said property being devised to John Wynne Jones by the Last Will and Testament of John Paul Jones, deceased, his date of death being March 8, 1987, said Will of record in Will Book 158, Page 344, Probate Court Clerk's Office for Davidson County, Tennessee. Alberta Hyder Jones, wife of the said John Paul Jones, having predeceased John Paul Jones, dying on March 20, 1983, intestate.

THIS conveyance is subject to restrictive covenants and conditions contained in that certain Replacement Deed of record in Book 7211, Page 441, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

CARROLL J. Jones, wife of the above named John Wynne Jones, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved (X)
This is improved ( ) property, known as 3515 CENTRAL AVENUE, NASHVILLE, TENNESSEE 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 26th day of October, 1987

John Wynne Jones
JOHN WYNNE JONES, Devisee

Carroll J. Jones
CARROLL J. JONES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN WYNNE JONES, Devisee, and wife, CARROLL J. JONES,

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 1987.

Commission Expires 19 JAN 1988.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

JOHN WYNNE JONES, Devisee under the Will of John Paul Jones, deceased

TO

STANLEY LANDAU and BERNARD M. LANDAU, both unmarried

7.7.1.08.

IDENTIFICATION REFERENCE

Oct 26 3 49 PM '87

DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

43000.00- CAMT.
120.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.90-
6364A10/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:7:1:0:8.

IDENTIFICATION REFERENCE

Oct 26 3 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29723