25776

RECORDED BY:
Chicago Title Insurance Co.
1211 S.W. 5th Suite 2154
Portland, OR 97204

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
STEPHEN & MAUREEN GOLDSMITH (NAME)	STEPHEN & MAUREEN GOLDSMITH (NAME)	Map 83-9, Par. 143
33815 CABRILLO ISLE (STREET ADDRESS OR ROUTE NUMBER)	33815 CABRILLO ISLE (STREET ADDRESS)	
LAGUANA NIGUEL, CA 92677 (CITY) (STATE) (ZIP)	LAGUANA NIGUEL, CA 92677 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100---------- Dollars,

BOOK 7621 PAGE 660

POST AMERICA PARTNERS, a New York General Partnership

have this day bargained and sold, and do hereby transfer and convey unto the said STEPHEN R. GOLDSMITH and MAUREEN E. GOLDSMITH, Trustees under THE STEPHEN AND MAUREEN GOLDSMITH FAMILY TRUST, under Trust Agreement dated July 13, 1980. the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:
Lots Nos. 2 and 3 on the Plan of the Second Resubdivision of the Bransford McWhirter Subdivision of the Allison Place, as of record in Book 332, Page 20, Register's Office for Davidson County, Tennessee.
Said Lot No. 2 fronts 50.7 feet on the Northerly side of Woodland Street and runs back 170 feet, more or less, on the Westerly line and 179.52 feet on the Easterly line, to an alley in the rear, on which it measures 50 feet.
Said Lot No. 3 fronts 50.7 feet on the Northerly side of Woodland Street and runs back 161.88 feet on the Westerly line and 170 feet, more or less, on the Easterly line, to an alley in the rear, on which it measures 50 feet.
The above described property was conveyed to Post America Partners by deed from H.S. Durham and wife, Daisy D. Durham, of record in Book 6780, Page 220, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
AUG 8 1 44 PM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

56851

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~

The actual consideration or value whichever is greater, for this transfer is $305,000.00

Subscribed and sworn to before me this the 4th day of July ~~AUGUST~~ 19 88

Affiant Stephen Goldsmith/Maureen Goldsmith

My commission expires: _____ (Affix Seal)

Notary Public FOR CALIFORNIA

unimproved ( )
This is improved (X) property, known as 1109-11 Woodland Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 4th day of ~~July~~ August 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

POST AMERICA PARTNERS

By: X _____

X _____

BOOK 7621 PAGE 661

STATE OF New York

COUNTY OF Nassau

Before me, Shirley Weinstein, of the state and county aforesaid, personally appeared ARLENE FEIBUSCH and LEONARD SPODEK,

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the a partners of POST AMERICA PARTNERS, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 5th day of August, 1988.

My Commission Expires 6/1/90

Notary Public

SHIRLEY WEINSTEIN
NOTARY PUBLIC, State of New York
No. 01WE4860764
Qualified in NASSAU County
Commission Expires 6/1/90

FOR NOTARY SEAL OR STAMP

(INDIVIDUAL)

STATE OF CALIFORNIA } SS.
COUNTY OF California
On August 4, 1988 before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Stephen Goldsmith
, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.
D. Marissa Van Ligten
D. Marissa Van Ligten
Name (Typed or Printed)

NP-1 (Rev. 4/84)

OFFICIAL SEAL
D. MARISSA VAN LIGTEN
Notary Public-California
ORANGE COUNTY
My Comm. Exp. Aug. 31, 1990

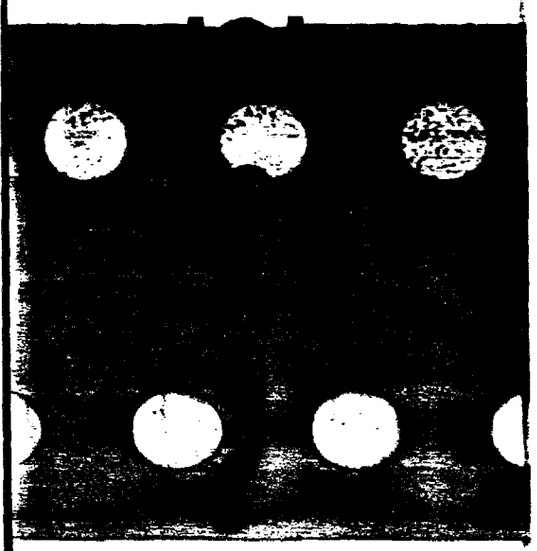
FOR NOTARY SEAL OR STAMP

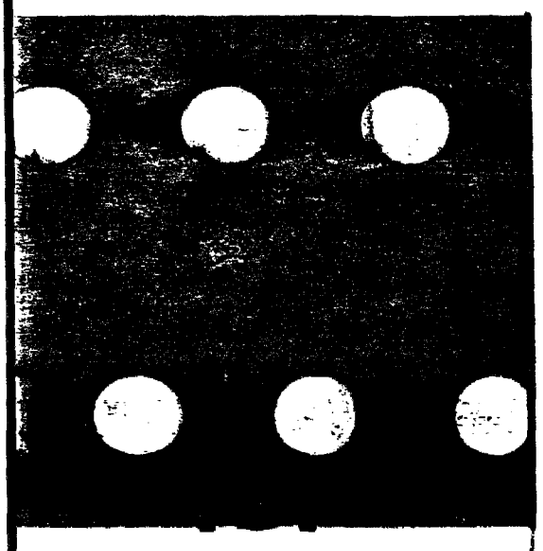
(INDIVIDUAL)

STATE OF CALIFORNIA } SS.
COUNTY OF Orange
On August 3, 1988 before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Maureen Goldsmith
, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.
Jean F. Koci
Jean F. Koci
Name (Typed or Printed)

NP-1 (Rev. 4/84)

OFFICIAL SEAL
JEAN F KOCI
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires MAR 31, 1989





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7621 PAGE 662

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

CASH
305000.00
CON TX 1006.50
PRFEE 0.50
WDEED 6.00
CHECK 1013.00
CHECK 1013.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/88 01 13:48 0001 4902

56851

IDENTIFICATION REFERENCE

AUG 8 1 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121483