WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 7885 PAGE 522
229 Ward Circle, Sutie C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRED GORSTEIN	NEW OWNER	MAP 117-13-B
(NAME)	(NAME)	
400 Hyde Park		PARCEL 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FB #7DA91369
(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, GARY W. FOX d/b/a REALTY GROUP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED GORSTEIN and wife, AVIVA GORSTEIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 400 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 - 421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary W. Fox d/b/a Realty Group by deed from Albert Jack Dale and wife, Katherine Dale of record in Book 7480, page 50, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, amended in Book 6530, page 242; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303; (4) Dedication of Common Area of record in Book 7175, page 761; (5) Charter of record in Book 6548, page 213; (6) Easements of record in Book 1286, page 690, and in Book 1037, page 572; (7) Storm Water Detention Agreement of record in Book 6555, page 328; and (8) All matters appearing on the Plan of record in Plat Book 6250, pages 419 - 421, amended in Book 6771, page 683, and in Book 6800, page 164, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantor herein.

48134

IDENTIFICATION

JUL 10 3 46 PM '89

3843 07/10 0101 03CHECK 1492.00

This is unimproved ( ) improved (XX) property, known as 400 Hyde Park, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of July, 1989

GARY W. FOX d/b/a REALTY GROUP

STATE OF TENNESSEE

BOOK

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY W. FOX d/b/a REALTY GROUP

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of July, 19 89.

My commission expires 3/24/93 Notary Public Catherine C. Herrick

STATE OF _____

COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $450,000.00

Fred Gorstein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1989.

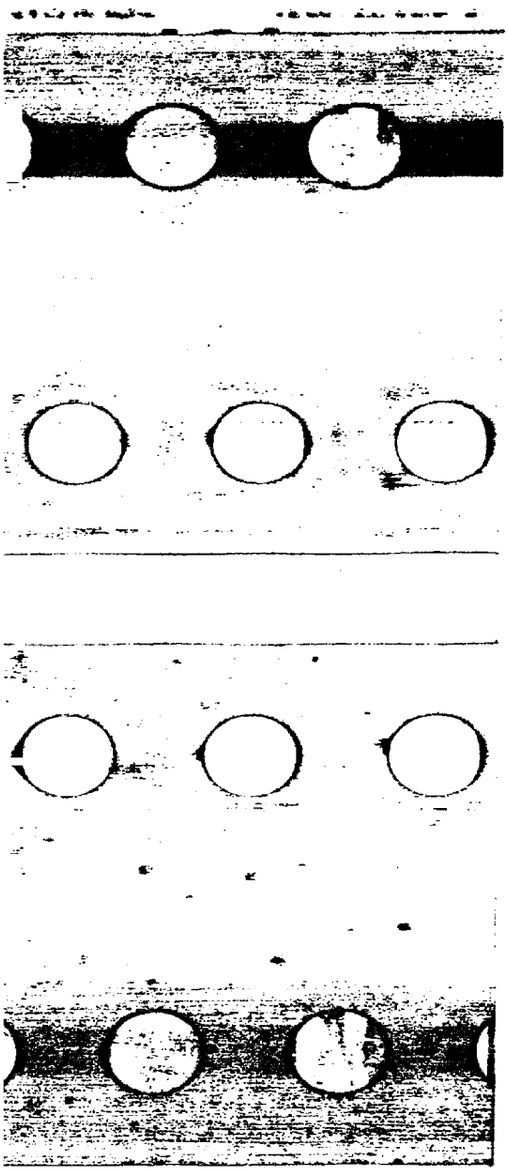
MY COMMISSION EXPIRES: 3/24/93 (AFFIX SEAL) Catherine C. Herrick
Notary Public

WARRANTY DEED

FROM GARY W. FOX d/b/a REALTY GROUP

TO FRED GORSTEIN and wife, AVIVA GORSTEIN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7885 PAGE 524

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

CAMT 450000.00
CON TX 1485.00
PRFEE 1.00
[illegible] 6.00
TOTAL 1492.00
CHECK 1492.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/89 01 15:50 0001 3843

4 8 1 3 4.

IDENTIFICATION REFERENCE

Jul 10 3 46 PM '89

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

No. 227542