BOOK 8023 PAGE 952

WARRANTY DEED

FROM: Morris Kornman, Elsie Brooks Kornman, Adele Camille Brooks Kornman, Robin Brooks Kornman, Irwin D. Kuntz, Jr., Lee A. Kuntz, individually and as Substitute Executor of the Estate of Hugh Farrell, and Janette Kornman, Executrix of the Estate of Charlie Kornman Grantors,

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: S. Gordon Gilbreath

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2617 Garton Ave. Nashville, TN. 37212	SAME	MAP 104-11, PARCEL 234 MAP 104-11, PARCEL 235
		Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Sixty Thousand Dollars ($160,000).

S. Gordon Gilbreath

SUBSCRIBED AND SWORN TO before me, this the 10 day of January, 1990.

Denise M. Laurence
Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of One Hundred Sixty Thousand Dollars ($160,000), the receipt and sufficiency of which are hereby acknowledged, Morris Kornman, Elsie Brooks Kornman, Adele Camille Brooks Kornman, Robin Brooks Kornman, Irwin D. Kuntz, Jr., Lee A. Kuntz, individually and as Substitute Executor of the Estate of Hugh Farrell, and Janette Kornman, Executrix of the Estate of Charlie Kornman, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said S. Gordon Gilbreath, Grantee, his heirs, successors, and assigns,

certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot Nos. 1 and 2 on the Plan of Re-Subdivision of Lot Nos. 63 and 64 of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 4955, page 9, Register's Office for Davidson County, Tennessee, and being more fully described as follows:
>
> Lot No. 1:
>
> Fronting 94.80 feet on the South side of Barton Avenue and 75.0 feet on the West side of 26th Avenue South, said lines being connected by a curve at the intersection of said streets, being 40.01 feet in length, and extending back, 100.0 feet from Barton Avenue on the western boundary of said Lot and 125.0 feet from 25th Avenue South on the southern boundary, to a point of intersection, said point being the northwest corner of Lot No. 2.
>
> Lot No. 2:
>
> Fronting 70.0 feet on the westerly margin of 26th Avenue South and extending back 125.0 feet on the northerly line and 127.0 feet on the southerly line, to a dead line in the rear, measuring 70 feet thereon.
>
> Being a portion of the same property conveyed to A.N. Kornman, Morris Kornman, Lucy Kornman Kuntz and Challie Kornman by deed of record in Book 3999, page 592, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Morris Kornman, Lucy Kornman Kuntz, Charles Kornman, Camille Adella Kornman and Robin Kornman, by deed of record in Book 4380, page 445, said Register's Office; the said A.N. Kornman, Lucy Kornman Kuntz and Charles or Challie Kornman having since died.

This is improved improved property, known as 3003 Barton Avenue and 3003 26th Avenue North, Nashville, Tennessee

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which have been prorated and will be paid by Grantee.

2. All easements, conditions and other matters shown on the Plan of Record recorded in Book 4955, page 9, said Register's Office.

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, his heirs, successors, and assigns, forever.

And Elsie Brooks Kornman covenants that she is lawfully seized of a life estate in that portion of the property formerly known as Lot 63 on the Map of Bransford Realty Company's subdivision of the Edgar Jones Home Place, recorded in Book 421, page 7, has a good right to convey it and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And all of the other Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Elsie Brooks Kornman does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the said land conveyed by her herein to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons wheresoever except as to those matters set forth above to which this conveyance is expressly made subject.

And all of the other Grantors do further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 4th day of JANUARY, 1990.

Morris Kornman Morris Kornman

Elsie Brooks Kornman
Elsie Brooks Kornman

Adele Camille Brooks Kornman
By Rachel M. Kornman, attorney-in-fact
Adele Camille Brooks Kornman

Robin Brooks Kornman
By Rachel M. Kornman, attorney-in-fact
Robin Brooks Kornman

Irwin D. Kuntz, Jr.
By Rachel M. Kornman - attorney-in-fact
Irwin D. Kuntz, Jr.

Lee A. Kuntz
Lee A. Kuntz, individually

Lee A. Kuntz
Lee A. Kuntz, Substitute Executor
of the Estate of Hugh Farrell

Janette Kornman
Janette Kornman, Executrix
of the Estate of Charlie Kornman

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Celia E. Bowie, a Notary Public of said County and State, Morris Kornman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of January, 1990.

Celia E. Bowie
Notary Public

CELIA E. BOWIE NOTARY PUBLIC

My Commission Expires: May 13, 1990

STATE OF Tennessee)
COUNTY OF Davidson)

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Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, Elsie Brooks Kornman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10 day of January, 1990.

Denise M. Laumeyer
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of 10 day of January, 1990, before me personally appeared, Rachel M. Kornman, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of Adele Camille Brooks Kornman and who acknowledged that she executed the same as the free act and deed of said Adele Camille Brooks Kornman.

Witness my hand, at Office, this 10 day of January, 1990.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of 10 day of January, 1990, before me personally appeared, Rachel M. Kornman, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of Robin Brooks Kornman and who acknowledged that she executed the same as the free act and deed of said Robin Brooks Kornman.

Witness my hand, at Office, this 10 day of January, 1990.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of 10 day of January, 1990, before me personally appeared, Rachel M. Kornman, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of Irwin D. Kuntz, Jr. and who acknowledged that she executed the same as the free act and deed of said Irwin D. Kuntz, Jr.

Witness my hand, at Office, this 10 day of January, 1990.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, ESTHER SMITHLINE, a Notary Public of said County and State, Lee A. Kuntz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of JANUARY, 1990.

Esther Smithline
Notary Public

ESTHER SMITHLINE
Notary Public, State of New York
No. 30-4732403
Qualified in Nassau County
Certificate filed in New York County
Commission Expires February 28, 1991

My Commission Expires:_____

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, ESTHER SMITHLINE, a Notary Public of said County and State, Lee A. Kuntz, Substitute Executor of the Estate of Hugh Farrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of JANUARY, 1990.

Esther Smithline
Notary Public

ESTHER SMITHLINE
Notary Public, State of New York
No. 30-4732403
Qualified in Nassau County
Certificate filed in New York County
Commission Expires February 28, 1991

My Commission Expires:_____

STATE OF LOUISIANA)
PARISH OF ORLEANS)

Personally appeared before me, A. J. SCHMITT, JR., a Notary Public of said Parish and State, Janette Kornman, Executrix of the Estate of Charlie Kornman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of January, 1990.

Notary Public

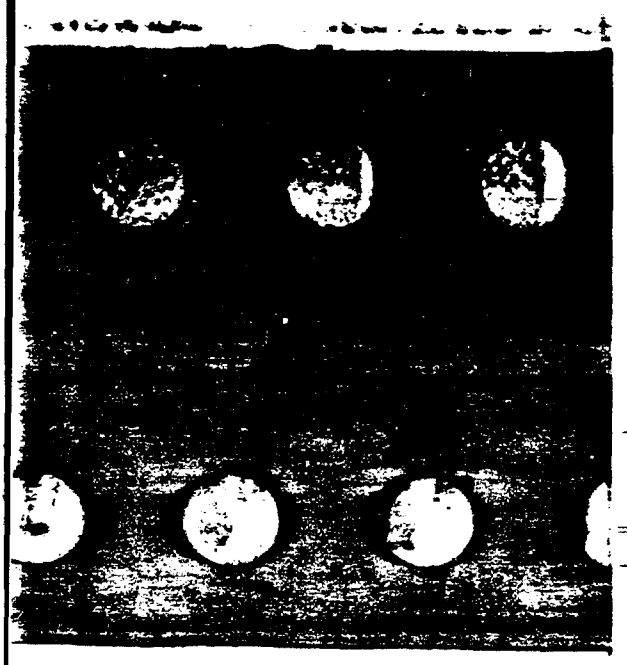
My Commission Expires: at death

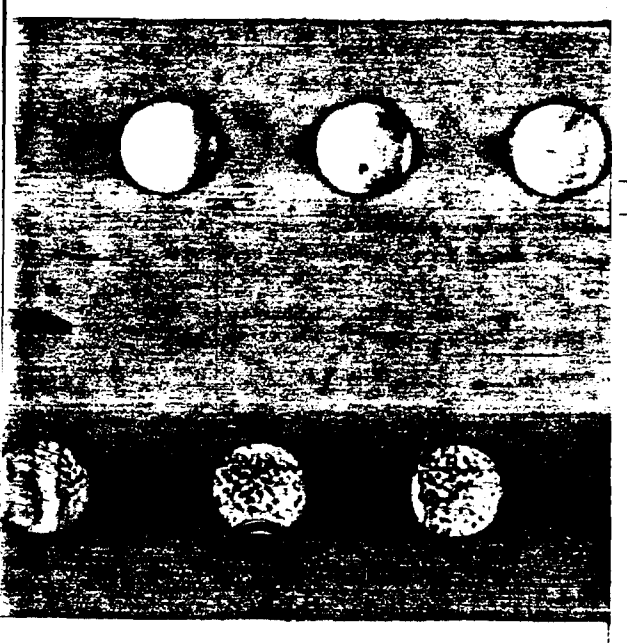
5 5 6 5 0

IDENTIFICATION REFERENCE

JAN 11 1 52 PM '90

0062w/01-04-90





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

RECEIVED OF _____

FOR _____

BOOK 8023 PAGE 958

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

CAMT 160000.00
CON TX 528.00
PRFEE 1.00
WDEED 18.00
TOTAL 547.00
CHECK 547.00

01/11/90 01 13:58 0001 2309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.56 5 0

IDENTIFICATION REFERENCE

JAN 11 1 58 PM '90

DAVIDSON COUNTY, TN

No. 283430