BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261675
BOX 35

WARRANTY DEED

BOOK 8121 PAGE 541

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Epstein (NAME)	Same (NAME)	MAP118-10
835 Sutton Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL59
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by James A. Epstein and wife, Mona C. Frederick and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Lawrence T. Ratner and wife, Irene K. Herder Ratner

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Epstein and wife, Mona C. Frederick *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of R.M. Condra's Subdivision of part of Lot No. 3 on the Nathaniel A. McNairy Lands, as of record in Plan Book 1, page 29, Chancery Court at Nashville and a part of Lot No. 1 of Block "D" on the Map of Battlefield Estates, as of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, (the property in question being part of Lot No. 3 of the McNairy Lands), and described according to a survey made November 4, 1940, by W.B. Southgate, Surveyor, as follows:

Beginning at a point, the common corner of Lots Nos. 1 and 2 in the South margin of Sutton Hill Road, being the northeast corner of the property conveyed to Robert W. Bomar and wife, by deed from Robert M. Condra, as of record in Book 1148, page 490, Register's Office for Davidson County, Tennessee; thence along Bomar's easterly line, South 4 deg. West, 212 feet, to a point in the center line of Brown's Creek; thence down said Creek, South 66 deg. East, 95 feet, to a point, the common corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, North 4 deg. East, 212 feet, to a stake in the South margin of Sutton Hill Road; thence with the margin of the same,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me this the 31st *day of* May, *19* 90

Affiant

My commission expires: 1-17-1994 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved (X) property, known as 835 Sutton Hill Road, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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.

Whenever 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 31st *day of* May, *19* 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawrence T. Ratner
Lawrence T. Ratner

Irene K. Herder Ratner
Irene K. Herder Ratner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Lawrence T. Ratner and wife, Irene K. Herder Ratner

the within named bargainor s, *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* 21st *day of* May, *19* 90

Lynda V. Jones *Notary Public*

Commission expires 1-17-1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

North 86 deg. West, 95 feet, to the point of beginning.

Being the same property conveyed to Lawrence T. Ratner and Irene K. Herder, as joint tenants with rights of survivorship, by deed from Bernard C. Persson and Jefferson Pulliam Williams, of record in Book 5074, page 161, Register's Office of Davidson County, Tennessee.

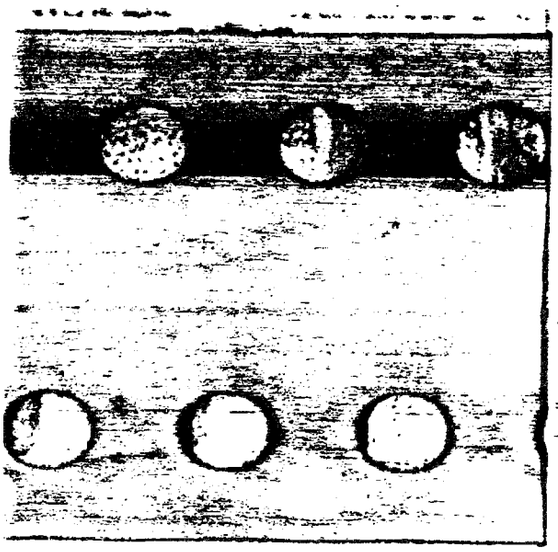
6371 06/01 0101 03CHECK 406.00

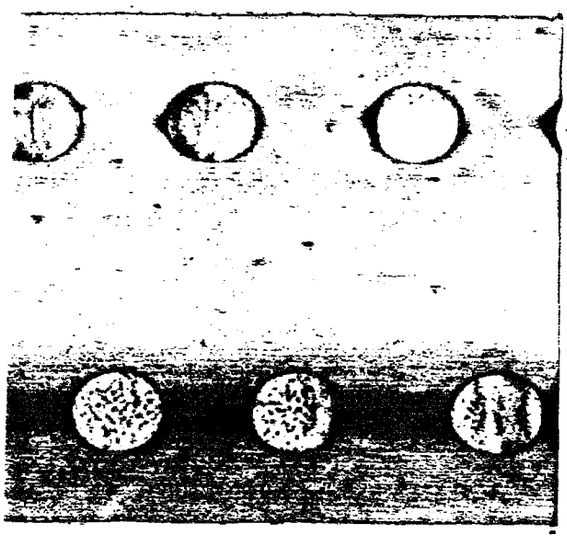
30425

IDENTIF. TREFERENCE

JUN 1 3 14 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8121 PAGE 544

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	
				120000.00
			CON TX	396.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	406.00
			CHECK	406.00
06/01/90		01	15:13 0001	6331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30425

IDENTIF. REFERENCE

JUN 1 3 14 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324033