File Box 43

BOOK 8192 PAGE 415

GENERAL WARRANTY DEED

FROM: HERBERT S. SCHWARTZ and)
HELEN SUE ABRAHAM)
)
)
)
TO: DONALD L. McCLOUD and)
ARTHUR T. McCLOUD)

This instrument prepared by:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

Address New Owner(s)	Mortgagee	Map Parcel Number(s)
Donald L. McCloud and Arthur T. McCloud 300 North Main Street Goodlettsville, TN 37072	Herbert S. Schwartz & Helen Sue Abraham c/o 3728 Stormont Road Dayton, Ohio 45426	Map 18-16 Parcel 163 & 164 Field Bk. GO-01130 GO-01135

Send Tax Bills to Owner

7435 09/10 0101 03CHECK 455.50

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100** ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Herbert S. Schwartz and Helen Sue Abraham ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Donald L. McCloud and Arthur T. McCloud as tenants-in-common ("Grantee"), his heirs and assigns, two tracts or parcels of land in the City of Goodlettsville, Davidson County, Tennessee, described as follows:

Being known as Parcel Numbers 163 and 164 on Map 18-16 of the Metropolitan Tax Maps for Davidson County, Tennessee, said parcels being separated by an alley a/k/a Payne Street.

PARCEL 163 fronts approximately 21 feet on the westerly side of North Main Street (a/k/a Dickerson Pike) and runs back between lines approximately 76 feet to a dead line.

PARCEL 164 fronts approximately 77 feet on the westerly side of North Main Street (a/k/a Dickerson Pike) and runs back between lines approximately 164 feet to a dead line.

In addition to the foregoing description, the property herein conveyed is also described by a metes and bounds survey contained in a Warranty Deed, of record in Book 1515, Page 488, Register's Office for Davidson County, Tennessee, described as follows:

Two tracts or parcels of land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, described as follows:

5 6 0 9 2

IDENTIFICATION REFERENCE

SEP 10 11 57 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

FIRST TRACT: BEGINNING in the center of Main Street or the Nashville and Goodlettsville Pike at G.L. Newbern's southeast corner; thence, with said Newbern's southerly line, south 79 degrees west 199 feet; thence, south 15 degrees east 78 feet to the northerly margin of a 16 foot street or alley; thence with the northerly margin of same, eastwardly 197 feet to the center of said Main Street; thence with the center of said Street, northwardly 77 feet to the beginning.

SECOND TRACT: BEGINNING in the center of Main Street or the Nashville and Goodlettsville Pike at a point 16 feet south of the southeast corner of the property conveyed to Roy Willis and M.W. Greer

by deed from J.E. Polk, et al, of record in Book 554, Page 508, Register's Office for said County; thence, with the center of said Street, southwardly 21 feet; thence westwardly 90 feet; thence northwardly 21 feet to the southerly margin of a 16-foot street or alley; thence with same, eastwardly 90 feet to the beginning.

Included in the foregoing metes and bounds description of the First and Second Tracts, but which is expressly excluded from this conveyance would be any portion of the property now lying within the public right-of-way known as Dickerson Pike (f/k/a North Main Street).

Being the same property conveyed to Louis Schwartz and wife, Etta Schwartz by deed from W.C. Moncrief and wife, Beatrice M. Moncrief, of record in Book 1515, Page 488, Register's Office for Davidson County, Tennessee, the Schwartzes having since died with Louis Schwartz predeceasing his wife, Etta Schwartz. Upon the death of Etta Schwartz, title to the aforesaid property was vested in her children, Herbert Schwartz and Helen Sue Abraham, devisees under their mother's Last Will and Testament of record in Will Book 133, Page 216, Probate Court Clerk's Office for Davidson County, Tennessee. Herbert Schwartz is one and the same as Herbert S. Schwartz.

Parcel 163 is improved property also known as 300 North Main Street (a/k/a Dickerson Pike), Goodlettsville, TN 37072.

Parcel 164 is unimproved property which does not have an assigned street address.

This conveyance is subject to any recorded Declaration of Protective Covenants, Conditions, or Restrictions, and any easements or Plat affecting said property which are of record in said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed this 4th day of SEPTEMBER, 1990.

Herbert S. Schwartz
HERBERT S. SCHWARTZ

Helen Sue Abraham
HELEN ABRAHAM

STATE OF OHIO)
COUNTY OF MONTGOMERY)

Personally appeared before me, ~~HERBERT S. SCHWARTZ~~ LISA N. DIKSTRA, a Notary Public in and for said County and State, the within named Herbert S. Schwartz the bargainor(s), 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 and official seal at DAYTON, Ohio, this 4th day of SEPT, 1990.

My Commission Expires:
LISA N. DYKSTRA, Notary Public
In and for the State of Ohio
My Commission Expires August 11, 1994

NOTARY PUBLIC

NOTARIAL SEAL · OHIO · STATE OF

STATE OF NEW JERSEY)
COUNTY OF Monmouth)

Personally appeared before me, MARILYN BARRO, a Notary Public in and for said County and State, the within named Helen Abraham the bargainor(s), 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 and official seal at Monmouth Cty, New Jersey, this 6 day of September, 1990.

My Commission Expires:
MARILYN BARRO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 27, 1994

NOTARY PUBLIC

NOTARY PUBLIC · STATE OF NEW JERSEY

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 135,000.00.

Donald L. McCloud
AFFIANT

Sworn to and subscribed before me this 7th day of September, 1990.

My Commission Expires:

1/23/94

NOTARY PUBLIC

NOTARY PUBLIC · STATE AT LARGE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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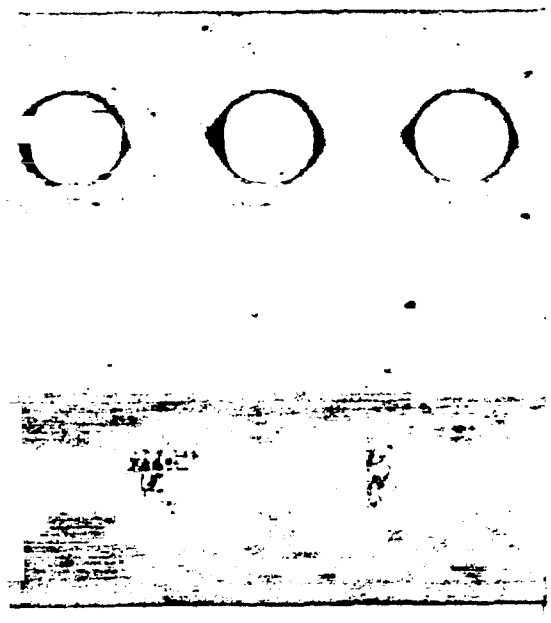
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
135000.00
CON TX 445.50
PRFEE 1.00
MDEED 9.00

TOTAL 455.50
CHECK 455.50
09/10/90 01 11:58 0001 7435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



56092

IDENTIFICATION REFERENCE

SEP 10 11 57 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354106