BOOK 8196 PAGE 18

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 1990

Notary Public

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. Attorneys Title Co. 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
CARL T. DEAN AND WIFE DOLLY P.	CARL T. DEAN AND WIFE, DOLLY P.	105-13-126
c/o Jerold H. Rubinstein (NAME)	c/o Jerold H. Rubinstein (NAME)	
9478 Olympic Blvd. Suite 301 (STREET ADDRESS OR ROUTE NUMBER)	9478 Olympic Blvd., Suite 301 (STREET ADDRESS)	
Beverly Hills, CA 90212 (CITY) (STATE) (P.O. ZIP)	Beverly Hills, CA 90212 (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, WE, HAZEL ANNE B. FRANKLIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL T. DEAN AND WIFE, DOLLY P. DEAN

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the northeast part of Lot No. 13, Belmont Land Co's. Plan of Belmont Heights, as of record in Book 421, page 34, said Register's Office, described according to a survey by George W. Watkins & Sons, dated 7-30-70, as follows:

Beginning at the southwest corner of 12th Avenue South and Elmwood Avenue; thence along the westerly margin of 12th Avenue, South, southwardly 100 feet; thence westwardly 166 feet to the easterly margin of an 8 foot private alley; thence with said alley, northwardly 100 feet to the margin of Elmwood Avenue; thence with the margin of said Avenue, eastwardly 162.2 feet, more or less, to the beginning.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Anne B. Franklin, by deed from G. Frank Cole, III and J. Richard Cole, of record in Book 4439, page 936, said Register's Office. The said Robey H. Franklin having since died.

This conveyance is made subject to restrictive covenants of record in Book 303 page 18, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2401 12th Avenue, South (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 13th day of September, 19 90

Hazel Anne B. Franklin
HAZEL ANNE B. FRANKLIN

[redacted]

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel Anne B. Franklin, unmarried

the bargainor, 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 Nashville, Tennessee, this 13th day of September, 1990.

Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in and for 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 himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

5 7 3 5 4

WARRANTY DEED

FROM

IDENTIFICATION REFERENCE

TO

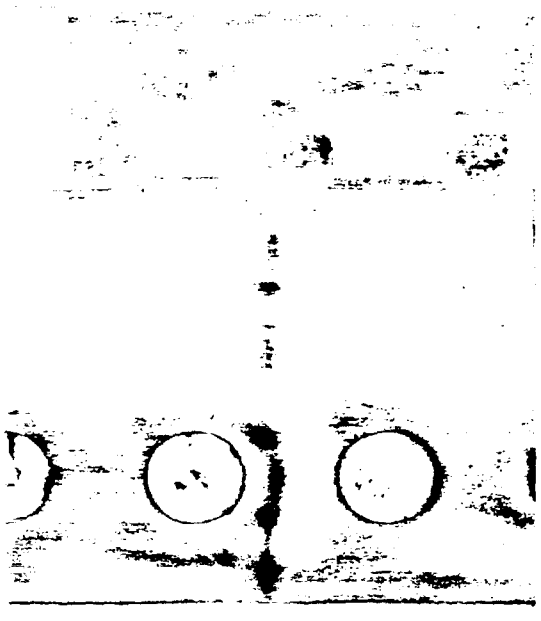
SEP 14 10 47 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ATTORNEYS TITLE™ *A Minnesota Title Company*

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

8939 09/14 0101 03CHECK 865.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

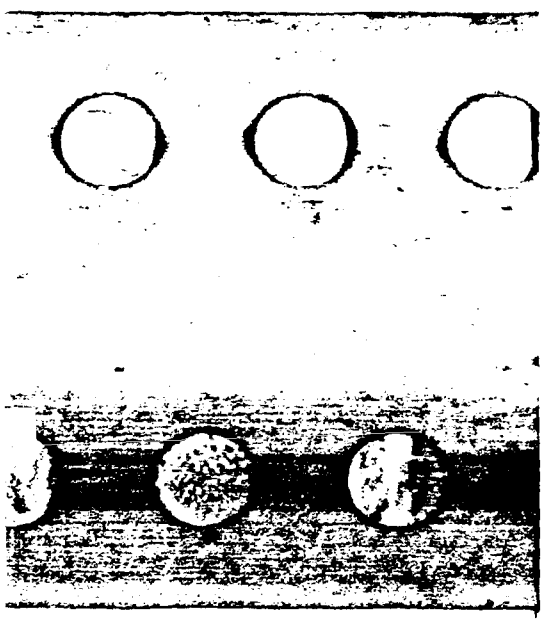
RECEIVED OF _____

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	
				260000.00
			CON TX	858.00
			PRFEE	1.00
			MDEED	6.00
			TOTAL	865.00
			CHECK	865.00
09/14/90		01	10:49 0001	8939



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57354

IDENTIFICATION REFERENCE

SEP 14 10 47 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 355585