This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: July 23, 1994

(AFFIX SEAL)

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey B. Eskind (NAME)	same (NAME)	Map 116-11-0
416 Ellendale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 018.00
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **BEN S. GAMBILL, JR.,** and wife, **KATIE H. GAMBILL** (hereinafter referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY B. ESKIND** and wife, **DONNA G. ESKIND** (hereinafter referred to as the "Grantees"), their heirs, successors and assigns, a tract or parcel of land (hereinafter referred to as the "Property") located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto, with the appurtenances, hereditaments, estate, title and interest thereto appertaining. **TO HAVE AND TO HOLD** the Property to the Grantees, their heirs, successors and assigns, forever.

The Grantors, for themselves and for their heirs, successors and assigns, do hereby covenant with the Grantees, their heirs, successors and assigns, the following: the Grantors are lawfully seized and possessed of the Property in fee simple; the Grantors have full power, authority and right to convey the Property; and the Property is free from all encumbrances, except for the following: **(1)** applicable zoning and land use regulations and laws; **(2)** the portion of the Property embraced within the bounds of any roads, streets or highways; **(3)** easement for sanitary sewer granted to the City of Belle Meade, Tennessee, of record in Book 5818, Page 857, Register's Office for Davidson County, Tennessee; **(4)** all visible easements on the Property and the boundary of the same; and **(5)** the liens for real property taxes for 1991. The Grantors further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend

the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to include the masculine, feminine or neuter gender; and the singular number shall include the plural and the plural the singular, all as the context requires.

IN WITNESS WHEREOF, the Grantors hereunder set their hands on this the 28th day of August, 1991.

GRANTORS:

BEN S. GAMBILL, JR.

KATIE H. GAMBILL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Joe B. Palmer, III,** a Notary Public in and for said State and County, **Ben S. Gambill, Jr.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 1991.

Notary Public

My Commission Expires: May 22, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Joe B. Palmer, III,** a Notary Public in and for said State and County, **Katie H. Gambill,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 1991.

Notary Public

My Commission Expires: May 22, 1993

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 16 and all of Lot No. 5 of Block "D" on the Plan of Honeywood Subdivision of the Malone Estates, not of record, described according to a survey made by W.B. Southgate, Surveyor, July 1931, as follows:

> Beginning on the easterly margin of Ellendale Avenue at the corner of Lots Nos. 4 and 5; thence eastwardly 275 feet to the southwest corner of the property conveyed to Wilson W. Coile by deed from Everett M. Clayton and wife, of record in Book 2046, Page 99, Register's Office for said County; thence with said Coile's western boundary line northwardly 200 feet to Coile's northwest corner; thence westwardly 275 feet to the easterly margin of Ellendale Avenue; thence with the same southwardly 200 feet to the beginning.
>
> Being the same property conveyed to Ben S. Gambill, Jr., and wife, Katie H. Gambill, by deed from Page Davidson Clayton, a widow, of record in Book 4974, Page 5, said Register's Office.

This is improved property known as 416 Ellendale Drive, Nashville, Tennessee 37215.

43445

AUG 30 2 57 PM '91

PICK-UP

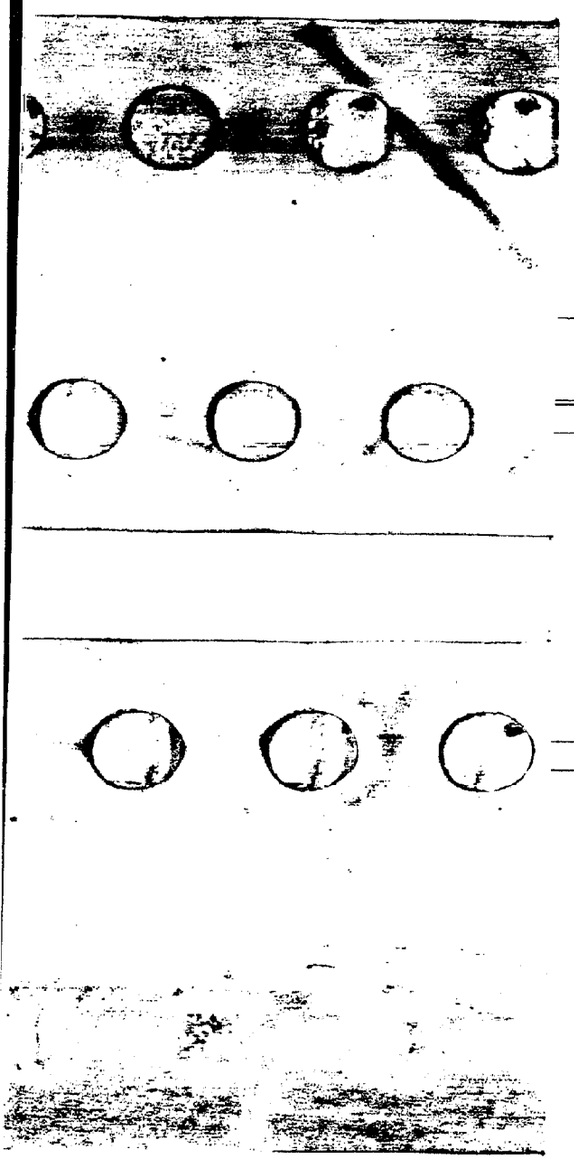
-3-

1.00 08.50 0101 03CHECK 3469.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8432 PAGE 654

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 935000.00
CON TX 3459.50
PRFEE 1.00
WDEED 9.00
TOTAL 3469.50
CHECK 3469.50

08/30/91 01 15:01 0001 8650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43443

AUG 30 2 57 PM '91

No. 455120