WARRANTY DEED

Box 6 D+E
MTL

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THIS INDENTURE, made this 30th day of January, 1978 by and between JOE KATZ, joined in by JUDITH KAMINSKY BENJAMIN KATZ, his wife, of the County of Dade, State of Florida, party of the first part, and THE CITIZENS & SOUTHERN NATIONAL BANK, in Atlanta, Georgia, as Trustee under Agreement with JOE KATZ dated January 30, 1978, party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of ONE ($1.00) DOLLAR and other valuable considerations to him in hand paid by the said party of the second part, the receipt and sufficienty of which is hereby acknowledged, hereby sells and conveys unto the said party of the second part its successors and assigns, the certain tract of lands situated and being in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of the Cole Subdivision as of record in Book 161, Page 32, Register's Office for said County, and part of the north part of a tract of 6.375 acres lying south of Lots 3 and 4 and described together, according to a survey made by T. R. Sanford, Surveyor, dated September 21, 1964, as follows:
>
> Beginning at the southwest intersection of Hill Avenue and Cole Avenue; thence along the south margin of Hill Avenue, north 71 degrees 47' west 419.92 feet to a point, the northwest corner of Lot No. 3; thence south 15 degrees 35' west 407 feet, more or less, to a point in the centerline of a 20 foot alley now closed; thence along the centerline of said closed alley, north 73 degrees 05' west 182.9 feet, more or less, to a point; thence from the centerline of said closed alley, south 10 degrees 22' west 342.39 feet, more or less, to a point in the north line of property conveyed to the State of Tennessee by Deed from E. J. Sain and wife, of record in Book 1300, Page 693, said Register's Office; thence along the north line of the property of the State of Tennessee south 71 degrees 30' east 469.6 feet to a point; thence north 17 degrees 44' east hereinabove referred to; thence along the centerline of said closed alley, south 73 degrees 05' east 75 feet to a point in the west margin of Cole Avenue; thence

PREPARED BY:

PENN B. CHABROW, ESQ.
Turner, Hendrick, Guilford,
Goldstein & McDonald, P.A.
2222 Ponce de Leon Boulevard
Coral Gables, Florida 33134

along the westerly margin of Cole Avenue north 17 degrees 41' east 398.7 feet to the point of beginning, containing a total area of 7.55 acres, more or less.

This conveyance is subject to an easement for a 30 foot avenue out of and along the westerly margin of that portion of the property lying south of Lots Nos. 3 and 4 of the Cole Subdivision as reserved in a Deed of record in Book 330, Page 156, said Register's Office.

Being the same property conveyed to Nash Realty, Company, Inc. by Installment Deed from Tot Realty Company, Inc. of record in Book 3770, Page 376, Register's Office for Davidson County, Tennessee, AND being the same property conveyed to JOE KATZ by Warranty Deed from Nash Realty Company, Inc. dated May 31, 1968, of record in Book 4239, Page 988-990, Register's Office for Davidson County, Tennessee.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said second party, its successors and assigns forever; and the said JOE KATZ for himself, his heirs and assigns does covenant and agree to and with the said second party, its successors or assigns that it is lawfully seized in fee of the aforesaid premises; that the same are free from all encumbrance except:

A Deed of Trust dated September 24, 1964 to the Life and Casualty Company of Tennessee, securing a note for Two Hundred Twenty-Five Thousand ($225,000.00) Dollars, which Deed of Trust is of record in Book 3815, Page 576 of the records of the Register's Office of Davidson County, Tennessee,

that he has good right to sell and convey the same to the second party as aforesaid; and that the before granted land and premises he will warrant and defend against all lawful claims whatever.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals the day and year above written.

JOE KATZ

JUDITH KAMINSKY BENJAMIN KATZ

8518

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

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I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared JOE KATZ and JUDITH KAMINSKY BENJAMIN KATZ, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of January, 1978.

Raquel Pedraza
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY. 28 1981
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I hereby swear or affirm that the actual consideration for this transfer is parental love and affection, and that the true value of this property is $342,500.00.

JOE KATZ

Subscribed and sworn to before me this 30th day of January, 1978.

Raquel Pedraza
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY. 28 1981
BONDED THRU GENERAL INS. UNDERWRITERS

Address New Owner

The Citizens & Southern
National Bank, Trustee
c/o Max Holstein
P. O. Box 4446
Atlanta, Georgia 30302

Send Tax Bills To:

Same

Map-Parcel No.

Map 106-6
Parcel 66

IDENTIFICATION REFERENCE

DEC 30 3 10 PM '91

FELIX J. WILKINS, JR. REGISTER
DADE COUNTY, FLORIDA

6792 12/30 0101 03CHECK 1277-2

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 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 342500.00	
			CON TX 1267.25	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 1277.25	
			CHECK 1277.25	
12/30/91	01	15:18 0001	6792	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7307.7.

IDENTIFICATION REFERENCE

Dec 30 3 18 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 489250