(C-7)3250-LWD #3250 - Nashville, Tennessee

New Owner:

Fundamentals Company
c/o Kin Properties, Inc.
77 Tarrytown Road
White Plains, New York 10607

May No. 118-12
Parcel No. 046

LIMITED WARRANTY DEED

THIS INDENTURE, made this 1st day of January, 1991, between SANFORD SANDELMAN, a married man, having an address c/o Kin Properties, Inc., 77 Tarrytown Road, White Plains, New York, 10607, party of the first part, and FUNDAMENTALS COMPANY, a New York partnership, having as its sole general partners, Sanford Sandelman and Susan Sandelman, husband and wife, and having an address c/o Kin Properties, Inc., 77 Tarrytown Road, White Plains, New York, 10607, party of the second part.

WITNESSETH:

THAT the said party of the first part for and in consideration of Ten and 00/100 ($10.00) Dollars to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said party of the second part, its successors and assigns forever an undivided one-half (1/2) interest in that certain tract of land situated and being in the County of Davidson, State of Tennessee, as more particularly described on Schedule A attached hereto and made part hereof subject to the Permitted Exceptions as set forth on Schedule B attached hereto and made part hereof.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and the same belonging or in anywise appertaining to the said party of the second part, its successors and assigns forever; and the said party of the first part for his heirs, executors, administrators, successors and assigns does covenant and agree to and with said party of the second part, its successors and assigns that he is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except as set forth on Schedule B attached hereto and made part hereof; that he has good right to sell and convey the same to party of the second part as aforesaid; and that the before granted land and premises he will warrant and defend against the claims of all parties claiming by, through or under him, but not otherwise.

Susan Sandelman, as wife of Sanford Sandelman, party of the first part, joins in the execution of this deed with the sole intent and purpose of waiving all rights of dower and curtesy, and any homestead or statutory estate, which she may have or own in and to said land and such hereditaments and appurtenances.

IN WITNESS WHEREOF, the party of the first part has hereto set his hand and duly executed this deed the day and year above written.

Witness

Sanford Sandelman
Sanford Sandelman

Witness

Susan Sandelman
Susan Sandelman

Prepared by:

Kim Redmond, Esq.
Kin Properties, Inc.
77 Tarrytown Road
White Plains, New York 10607
(914) 683-8080

(C-7)
3250-LWD

BOOK 8649 PAGE 870

SCHEDULE A

Land in the 6th Civil District of Davidson County, Tennessee, being Lots Nos. 5 and 6 in SIDCO Subdivision, as of record in Book 2133, page 115, Register's Office for said County, and described further according to a survey by T.R. Sanford, Jr., dated September 1, 1956.

BEGINNING at a point in the westerly margin of SIDCO Drive, at the common corner of Lots Nos. 4 and 5 on said Map;

THENCE southerly along the westerly margin of SIDCO Drive, 174.65 feet to a point at the beginning of a curve;

THENCE southwesterly around said curve having a radius of 50 feet and an intersecting angle of 90 degrees 78.54 feet to a point in the northerly margin of Fontana Avenue;

THENCE westerly along the northerly margin of Fontana Avenue, 375 feet to a point in the center line of the existing L & N Railroad lead track right of way;

THENCE northerly along the center line of the L & N Railroad lead track right of way 225 feet to a point in the center line of said right of way;

THENCE easterly 425 feet along the line between Lots 4 and 5 on said Map to the point of BEGINNING.

BEING the same property conveyed to Sanford Sandelman by deed from Susan Sandelman, as Trustee of Jali Trust, of record in Book 7744, at page 499, in the Register's Office for Davidson County, Tennessee.

18597

IDENTIF. TREFERENCE

JUN 11 12 24 PM '92

FEE [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

(C-7)
3250-LWD

SCHEDULE B

PERMITTED EXCEPTIONS

1. 1991 and all subsequent real property taxes although same are not yet due and payable.

2. Plan of SIDCO subdivision of record in Book 2133, Page 115, Register's Office for Davidson County, Tennessee.

3. The reservation of fissionable materials in favor of the United States of America contained and made an indenture of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

4. Reservations and easements as set forth in deed from DeWitt Carter, Trustee to the City of Nashville of record in Book 2244, Page 611, Register's Office for Davidson County, Tennessee.

5. Easement for use of sewage facilities and equipment as set out in deed from DeWitt Carter, Trustee to the Suburban Industrial Development Company of record in Book 2271, Page 473, Register's Office for Davidson County, Tennessee.

6. Easement or right-of-way for use by the Louisville and Nashville Railroad of record in Book 2293, Page 555, Register's Office for Davidson County, Tennessee.

7. Rights of Suburban Industrial Development Company in any and all sewer lines and other utilities as set forth in that certain deed, of record in Book 2497, Page 536, Register's Office for Davidson County, Tennessee.

8. Lease made as of the 20th day of August, 1965, between Meharry Medical College, Lessor, and Rand McNally & Company, an Illinois corporation, Lessee.

STATE OF NEW YORK)
)SS:
COUNTY OF WESTCHESTER)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sanford Sandelman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal this 1st day of January, 1991.

Carolynn R. Whitford
Notary Public

CAROLYNN R. WHITFORD
Notary Public, State of New York
No. 4884624
Qualified in Rockland County
Commission Expires Feb. 2, 1993

STATE OF NEW YORK)
)SS:
COUNTY OF WESTCHESTER)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Susan Sandelman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and seal this 1st day of January, 1991.

Carolynn R. Whitford
Notary Public

CAROLYNN R. WHITFORD
Notary Public, State of New York
No. 4884624
Qualified in Rockland County
Commission Expires Feb. 2, 1993

STATE OF NEW YORK)
)SS:
COUNTY OF WESTCHESTER)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sanford Sandelman
Affiant

Subscribed and sworn to before me this 1st day of January, 1991.

Mary D. Martin
Notary Public

MARY D. MARTIN
Notary Public, State of New York
No. 4730635
Qualified in Westchester County
Term Expires March 30, 1992

0389 06/11 0101 03CHECK 679.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8649 PAGE 873

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	180000.00		
	CON TX		666.00	
	M RELS		1.00	
	ERR	CO		
	M RELS		1.00-	
	PRFEE		1.00	
	WDEED		12.00	
	TOTAL		679.00	
	CHECK		679.00	

06/11/92 01 12:21 0001 0389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18597

IDENTIF. REFERENCE

JUN 11 12 24 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 540146