RECORD & RETURN TO:
WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road #102
Nashville, Tennessee 37215

Document 155892 09/04/92
THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Rodney Kochtitzky Jane Hardy 208 Elmington Avenue Nashville, TN 37205	SAME	Map 104-10 Parcel 36

FOR AND IN CONSIDERATION of the sum of One Hundred Fourteen Thousand Dollars ($114,000.00), and other good and valuable consideration the receipt of which is hereby acknowledged, Charles Henry Lapidus, Thelma Dorris Lapidus Ginsberg, and Stephen Lapidus, as Trustee under the Last Will and Testament of Harold Lapidus, (the "Grantors"), have this day bargained and sold and by these presents do hereby transfer and convey to Rodney Kochtitzky and wife, Jane C. Hardy, (the "Grantees"), their heirs and assigns, the hereinafter described parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 in the Joseph Warner Subdivision, a plat of which is of record in Book 332, page 154, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lot faces 94 feet on the east side of Elmington Avenue, and begins at a point on the northeast corner of Byron and Elmington Avenues and extends easterly along the north side of Byron Avenue 200 feet to a point, thence northerly 93.5 feet to a point, thence westerly 193.8 feet to the easterly side of Elmington Avenue; thence southerly 94 feet along the east side of Elmington Avenue to the beginning.

Being the same property conveyed to Sam Lapidus and wife, Annie Lippman Lapidus, by warranty deed from A. L. Goldberg and wife, Geraldine Goldberg, of record in Book 971, page 419 Register's Office of Davidson County, Tennessee, which property passed to the said Annie Lippman Lapidus at the death of Sam Lapidus. Said property is also the same property devised by the said Annie Lapidus to Charles Henry Lapidus, Thelma Dorris Lapidus Ginsberg, and Harold Lapidus by her Last Will and Testament of record in Will Book 176, page 291 Office of the Probate Clerk of Davidson County, Tennessee, the said Harold Lapidus having since died

and having devised his interest to Stephen Lapidus, as Trustee, by his Last Will and Testament of record in Book 178, page 359 said Probate Court Clerk's Office.

This conveyance is expressly subject to:

1. A lien for 1992 real property taxes which have been prorated and are assumed by the Grantees.

2. Any liens arising out of or as a result of work done under contract with or at the behest of Grantees prior to the date hereof, including liens arising in connection with work done by Broderick Builders under a contract with Grantees.

3. Restrictions contained in a deed from Joseph Warner et al. to G. B. Howard of record in Book 534, page 458, said Register's Office.

TO HAVE AND TO HOLD the said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good right to convey said property, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantors; provided, however, that all covenants and warranties herein of Stephen Lapidus, as Trustee under the Last Will and Testament of Harold Lapidus, are made in as full and ample a manner as he can and should do but no further or otherwise.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the dates indicated in the acknowledgments below, to make this conveyance effective on the 22ND day of SEPTEMBER, 1992.

Charles Henry Lapidus

Thelma Dorris Lapidus Ginsberg

Stephen Lapidus, as Trustee under the Last Will and Testament of Harold Lapidus

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, William H. Berry Jr., a Notary Public in and for said county and state, Charles Henry Lapidus, the within named bargainor, 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, at office, this 21st day of September, 1992.

William H. Berry Jr.
Notary Public

My Commission Expires:

July 24, 1993

STATE OF GEORGIA)
)
COUNTY OF DeKalb)

Personally appeared before me, NORMA VAN NOSTRAND, a Notary Public in and for said county and state, Thelma Dorris Lapidus Ginsberg, the within named 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, at office, this 9 day of September, 1992.

Norma Van Nostrand
Notary Public
Notary Public, DeKalb County, Georgia
My Commission Expires Oct. 24, 1995

My Commission Expires:

Notary Public, DeKalb County, Georgia
My Commission Expires Oct. 24, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, William H. Berry Jr., a Notary Public in and for said county and state, Stephen Lapidus, the Trustee under the Last Will and Testament of Harold Lapidus, the within named bargainor, 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, at office, this 18th day of September, 1992.

William H. Berry Jr.
Notary Public

My Commission Expires:

July 24, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this conveyance is $114,000.00.

Affiant

Sworn to and subscribed before me, this 22 of September 1992.

Notary Public

My Commission Expires:

1-23-94

9395 09/24 0101 03CHECK 438.80

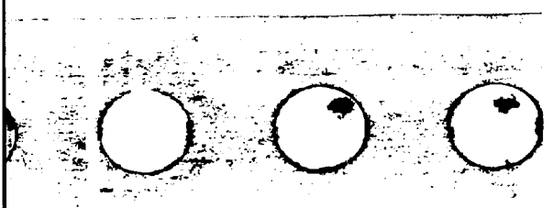
48197

IDENTIFICATION REFERENCE

SEP 24 8 41 AM '92

DAVIDSON COUNTY, TN

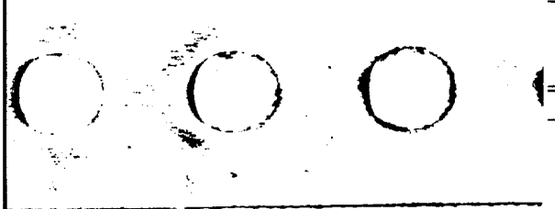
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8736 PAGE 688

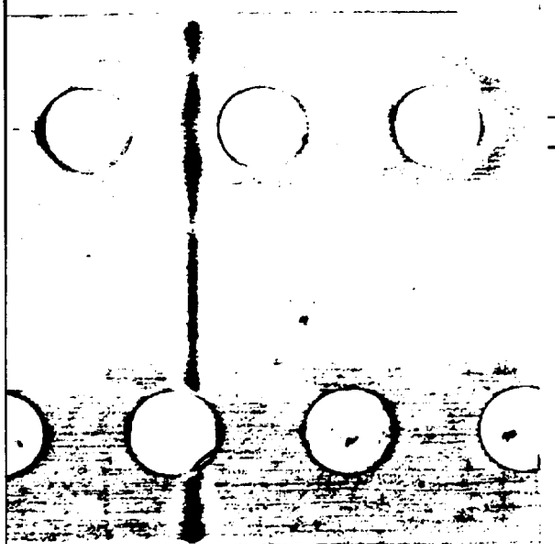


CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	114000.00
CON TX	421.80
PRFEE	1.00
WDEED	16.00
TOTAL	438.80
CHECK	438.80

09/24/92 01 08:42 0001 9395



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 8 1 9 7

IDENTIFICATION REFERENCE

SEP 24 8 41 AM '92

DAVIDSON COUNTY, TN

No. 573006