95-4
56

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of MAY, 1993, by and between JOANNE LOEWENBERG MARKELL, FREDRIKA LOEWENBERG FELT, WILLIAM IRA LOEWENBERG, ANNETTE WEBBER LICHTERMAN, and MARTIN J. LICHTERMAN, JR., EXECUTOR OF ESTATE OF MARTIN J. LICHTERMAN, party of the first part, and DONALD McCULLARS and wife, LINDA McCULLARS, of Donelson, Tennessee, party of the second part,

WITNESSETH: That for and in consideration of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Donelson, County of Davidson, State of Tennessee:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 6 and the west 4 feet of Lot No. 7 in Joel S. Boyd's Subdivision, and described according to a survey made by John M. Sullivan, County Surveyor, April 4, 1949, as follows:

Beginning at a point in the center line of the Lebanon Road at the common corner of Lots Nos. 5 and 6; thence with the line between said lots south 6° 23' east 260.3 feet to a fence; thence with the fence, north 81° 20' east 53.8 feet to a point, which point is 4 feet east of the common line between Lots Nos. 6 and 7; thence along a line parallel with the line between Lots Nos. 6 and 7, north 5° 52' west 259.6 feet to the center line of Lebanon Road; thence with the center line of said Road south 82° 25' west 56.3 feet to the beginning.

Included in the above description but specifically excluded from this conveyance, is the east 2 inches of the above described property, which was conveyed to Joe P. Hamilton and wife, Florence S. Hamilton, by deed from W. H. Freeman and R. L. Freeman, dated May 13, 1954, being the east 2 inches of the west four feet of Lot No. 7 in Joel S. Boyd's Subdivision.

Together with a 4 foot easement along the east line of Lot No. 5 for a private alley, as set out in an instrument of record in Book 2275, Page 251, Register's Office for said County.

Being the same real property described in warranty deed of record in Book 4074, Page 25, Register's Office for said County.

This conveyance is made subject to an easement granted by instrument of record in Book 2275, Page 235, Register's Office for Davidson County, Tennessee, and reservation for alleyway as set forth in deeds of record in Book 1781, Page 274, and in Book 1715, Page 435, Register's Office for Davidson County, Tennessee.

*See Page 4
This is improved property, known as 2607-2609 Lebanon Road, Donelson, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for 1993

City and County taxes; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Joanne Loewenberg Markell, Fredrika Loewenberg Felt and William Ira Loewenberg each own an undivided one-sixth (1/6th) interest in the above property. Annette Webber Lichterman owns an undivided one-fourth (1/4th) interest in the above property, having inherited such interest from her husband, Herbert H. Lichterman. Martin J. Lichterman, Jr. is one of the Executors of the Estate of Martin J. Lichterman, who owned an undivided one-fourth (1/4th) interest in the above property.

The word "party as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

JOANNE LOEWENBERG MARKELL

ANNETTE WEBBER LICHTERMAN

FREDRIKA LOEWENBERG FELT

MARTIN J. LICHTERMAN, JR., EXECUTOR OF ESTATE OF MARTIN J. LICHTERMAN

WILLIAM IRA LOEWENBERG

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared**JOANNE LOEWENBERG MARKELL, 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.

**JOEL FELT, ATTORNEY IN FACT FOR

WITNESS my hand and Notarial Seal at office this 12 day of May, 1993.

Notary Public

My Commission Expires:

My Commission Expires June 14, 1994

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared FREDRIKA LOEWENBERG FELT, 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 Notarial Seal at office this 12 day of May, 1993.

Notary Public

My Commission Expires:

My Commission Expires June 14, 1994

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared WILLIAM IRA LOEWENBERG, 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 Notarial Seal at office this 12 day of May, 1993.

Notary Public

My Commission Expires:

My Commission Expires June 14, 1994

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ANNETTE WEBBER LICHTERMAN, 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 Notarial Seal at office this 12 day of May, 1993.

Notary Public

My Commission Expires:

My Commission Expires June 14, 1994

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MARTIN J. LICHTERMAN, JR., as Executor of the Estate of Martin J. Lichterman, 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 as Executor of Estate of Martin J. Lichterman.

WITNESS my hand and Notarial Seal at office this 12 day of May, 1993.

Notary Public

My Commission Expires:

My Commission Expires June 14, 1994

(FOR RECORDING DATA ONLY) BOOK 8959 PAGE 195

Property address:
1607-09 Lebanon Road

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Donald McCullars
2545 Lebanon Road
~~Memphis~~, Tennessee 37214
Nashville

This instrument prepared by:
Herbert Glazer, Attorney
1500 First Tennessee Building
Memphis, Tennessee 38103

State tax $444.00
Register's fee 1.00
Recording fee .....
Total ..... $

T.G. #

Return to:

I, or we, 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 $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of May, 1993.

Lucie E. Dubuisson
Notary Public

Commission expires: 11-21-96

LUCIE E. DUBUISSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

* Being the same property conveyed from R. L. Freeman, Trustee, to the following: Joanne Loewenberg Markell, a 1/6 undivided interest, Fredrika Loewenberg Felt, a 1/6 undivided interest, William Ira Loewenberg, a 1/6 undivided interest, Herbert H. Lichterman, a 1/4 undivided interest, and Martin J. Lichterman, a 1/4 undivided interest, by deed appearing of record in Book 4074, Page 24, Register's Office of Davidson County, Tennessee.

Joanne Loewenberg Markell, Fredrika Loewenberg Felt and William Ira Loewenberg each own an undivided one-sixth (1/6th) interest in the above property. Annette Webber Lichterman owns an undivided one-fourth (1/4th) interest in the above property, having inherited such interest from her husband, Herbert H. Lichterman. Martin J. Lichterman, Jr. is one of the Executors of the Estate of Martin J. Lichterman, who owned an undivided one-fourth (1/4th) interest in the above property.

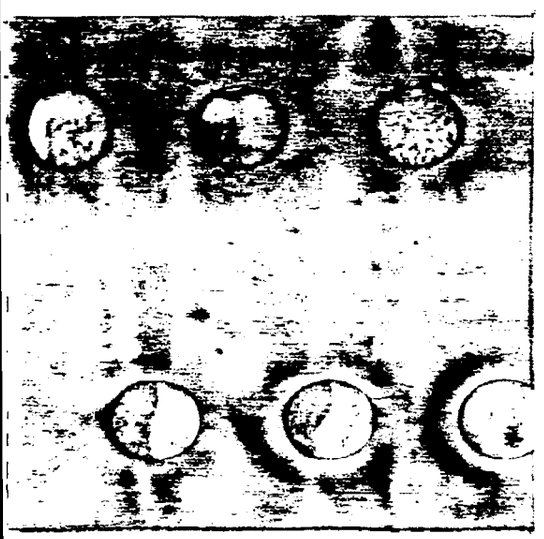
23306

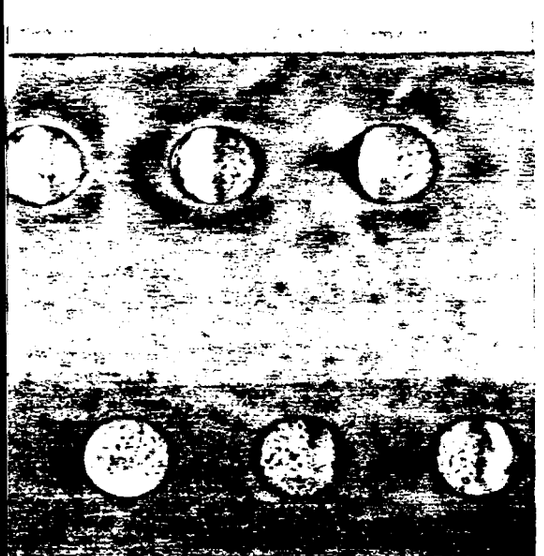
IDENTIFICATION REFERENCE

MAY 26 9 39 AM '93

DAVIDSON COUNTY, TN

7173 05/26 0101 03CHECK 461.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8959 PAGE 196

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	461.00
			CHECK	461.00
		05/26/93	01	09:35 0001 7173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23306

IDENTIFI REFERENCE

MAY 26 9 34 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 655204