BOOK 9123 PAGE 411

BOX 32

This Instrument Prepared by:
Eric V. Helmers
7th Floor First American Center
Nashville, TN 37237-0721

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Harvey Eisen, Jerome Rosenblum and Fred Yazdian	*New Owner c/o Rosenblum Construction*	*Map 91 Parcel 43*
(Name) ~~*John A. Merritt Blvd.*~~ SAME	*(Name)* *3213 Nolensville Road* Mail	
(Street Address or Route Number) ~~*Nashville, TN*~~	*(Street Address)* *Nashville, TN 37211*	
(City) (P.O. Zone) (State)	*(City) (P.O. Zone) (State)*	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Samuel Phillip Sleigh (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said Harvey Eisen as to one half undivided interest, Jerome Rosenblum as to one fourth undivided interest, and Fred Yazdian as to one fourth undivided interest, as tenants in common, (hereinafter, jointly and severally, "Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of blocks "A", "B" and "C" of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a survey made by S.M. McMurray Engineering Company, September 10, 1939, as follows: Beginning at an iron pin in the Easterly margin of 51st Avenue North and 266.3 feet Northerly from the Southerly margin of Louisiana Avenue; thence with the Easterly margin of 51st Avenue, Northerly 105 feet to an iron pin; thence to the right at an angle of 83 degrees and 55 minutes, 72.5 feet to an iron pin 8 feet North of the center of track No. 13; thence at an angle to the right of 7 degrees and 45 minutes, 8 feet from and parallel with track No. 13, 335.6 feet to an iron pin; thence at an angle to the left of 90 degrees and Northwardly 4.5 feet to an iron pin; thence at an angle to the right of 90 degrees 97.5 feet to an iron pin; thence at an angle to the right of 90 degrees Southwardly 4.5 feet to an iron pin 8 feet Northwardly from the center line of track No. 13; thence at an angle of 90 degrees to the left and parallel with track No. 13, 329.2 feet to an iron pin; thence at an angle of 83 degrees and 15 minutes to the left and parallel with the end of the warehouse and 10 feet Westerly therefrom, 61.7 feet to an iron pin; thence at an angle of 89 degrees and 20 minutes to the right, 8 feet Southerly from the center line of and parallel with track No. 8, 83 feet to an iron pin; thence at an angle to the left of 5 degrees and 5 minutes, on the chord of a curve and parallel with said track 112.9 feet to an iron pin; thence 9 degrees and 19 minutes to the right 224.7 feet to the Northerly margin of Centennial Boulevard as established by the City Engineering Department of Nashville, Tennessee; thence at an angle to the right of 153 degrees and 1 minute along the Northerly margin of Centennial Boulevard as above established, 5 feet Northerly from and parallel with a concrete curb line 193.3 feet to a stake in said street margin; thence at an angle of 43 minutes to the right and with the Northerly margin of Centennial Boulevard 801.4 feet to an iron pin; thence at an angle to the right of 105 degrees and 36 minutes 152.8 feet to an iron pin; thence at an angle of 91 degrees and 11 minutes to the left 296.3 feet to an iron pin on the Easterly margin of 51st Avenue North, the point of beginning, and intersecting said line at an angle of 90 degrees.

Included in the above description, but expressly excluded from this conveyance is a tract of 8345.56 square feet, more or less, conveyed to the Pillsbury Company by deed from Continental Grain Company, of record in Book 3223, page 23, Register's Office for said County.

Being the same property conveyed to Samuel Phillip Sleigh by deed from Farmers Elevator Company of Kentucky, Inc., of record in Book 5940, page 26, Register's Office for Davidson County, Tennessee.

Donna P. Sleigh joins in this conveyance to convey any and all interests she may have in subject property.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON) *The actual consideration or value whichever is greater, for this transfer is $37,000.00.*

Affiant

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

Notary Public

My Commission expires: 5-29-94 *(Affix Seal)*

Improved property, known as: John A. Merritt, Nashville, Tennessee.

TO HAVE AND TO HOLD *said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever, and Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for 1993 property taxes, a lien, but not yet due and payable; Federal Tax Lien against Phillip Sleigh of record in Book 8534, page 408, Register's Office for Davidson County, Tennessee; easements of record in Book 5940, page 26, said Register's Office; possibly subject to right-of-way easement of record in Book 3674, page 218, said Register's Office; and any and all other matters, whether or not of record in the Register's Office for Davidson County, Tennessee.*

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30 day of August, 1993.

78173
IDENTIFICATION REFERENCE
93 OCT 27 PM 1:22

Samuel Phillip Sleigh
SAMUEL PHILLIP SLEIGH

Donna P. Sleigh
DONNA P. SLEIGH

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) MONTGOMERY

*Before me, a Notary Public for the State and County aforesaid, personally appeared **SAMUEL PHILLIP SLEIGH** and wife, **DONNA P. SLEIGH**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained, by signing their names.*

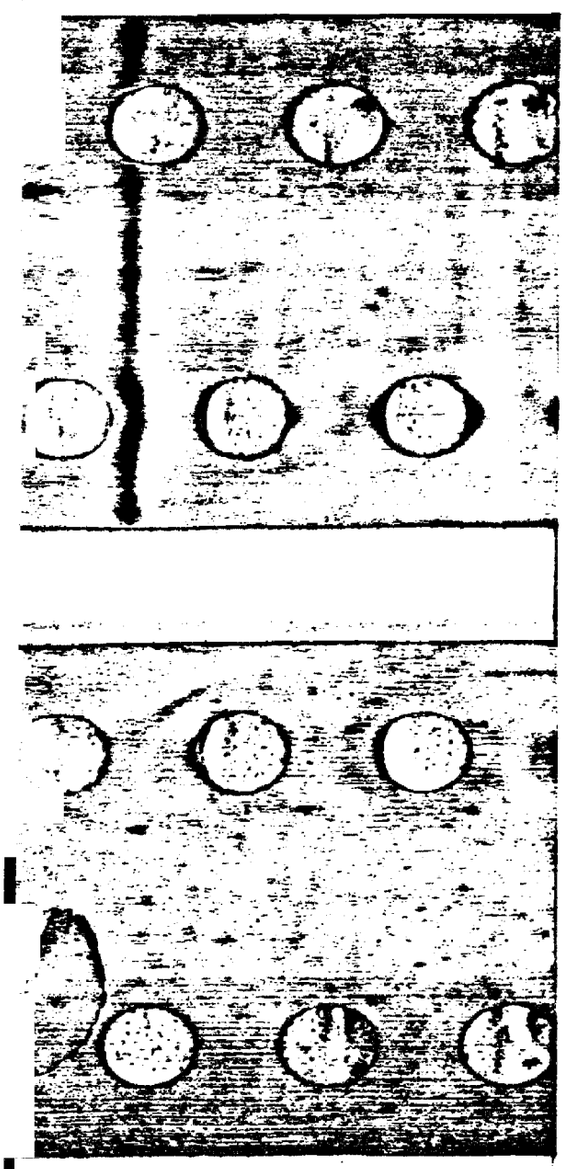
Witness my hand and seal, at office in ~~Nashville~~, Tennessee, this 30 day of August, 1993.
CLARKSVILLE

NOTARY PUBLIC

My commission expires:
11 2 94

6597 10/27 0101 03CHECK 145.90

\doc\cj\sleigh.ded



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 37000.00
				CON TX 136.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 145.90
				CHECK 145.90
10/27/93	01			13:23 0001 6597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78473
IDENTIF. & REFERENCE

93 OCT 27 PM 1:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

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No. 714415