File in Box No. 14

BOOK 9213 PAGE 957

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-9752-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 424 Church St., 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY T. CARR (NAME)	"NEW OWNER" (NAME)	MAP 93-06-3
2321 Pennington Bend Road (ADDRESS)	(ADDRESS)	PARCEL 109
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB # 6W-3895

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARENCE ROSENSTEIN AND WIFE, SARAH ROSENSTEIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY T. CARR, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being described as follows:

TRACT I: Being Lot No. 2 in the Subdivision of Lot No. 41 in the College Plan of Lots, and beginning on the South margin of Broad Street, at the corner of Lot No. 1 in said plan; thence, with Broad Street, West 23 feet 1 inch to the corner of Lot No. 3 in said plan; thence, at right angles southwardly 100 feet; thence, towards Cherry Street 23 feet 1 inch; thence, at right angles 100 feet to Broad Street, the beginning corner.

TRACT II: Beginning at the southeast corner of a part of said Lot conveyed by R. H. Wright and wife, to D. S. Morse, Trustee, by deed of record in Book 328, Page 428, said Register's Office; of which this is a part; thence, with the East line of said Morse Lot, northerly 8 feet to Mrs. Mary W. Bass' southeast corner, which corner is 100 feet southerly from the southerly margin of Broad Street; thence, with said Bass' South line westerly 23 feet 1 inch, more or less, to her southwest corner; thence, parallel with the first line, southerly 8 feet to the South line of said Morse Lot; thence, with said lines, easterly 23 feet 1 inch, more or less, to the beginning.

BEING the same property conveyed to Clarence Rosenstein and wife, Sarah Rosenstein, by Deed from Jesse Wolf and Irving Wolf, of record in Book 4137, Page 818, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Sarah Rosenstein and Sara Rosenstein are one and the same person.

unimproved ( )
This is improved (X) property, known as 419 Broadway, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 6th day of January 19 94

Clarence Rosenstein
CLARENCE ROSENSTEIN

Sarah Rosenstein Sara Rosenstein
SARAH ROSENSTEIN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARENCE ROSENSTEIN AND WIFE, SARAH ROSENSTEIN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 19 94.

Commission expires 9/16/95

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

IDENTIF. & REFERENCE

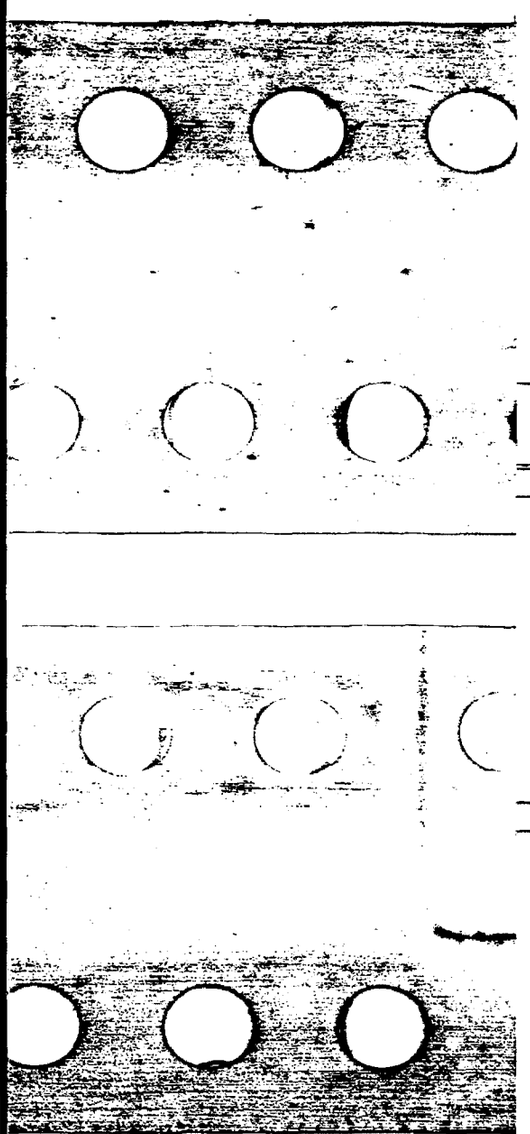
05218

94 JAN -7 AM 8:33

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7088 01/07 0101 03CHECK

693.



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
			MAMT	
				185000.00
			ERR CO	
			MAMT	
				185000.00-
			CAMT	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	693.50
			CHECK	693.50
01/07/94	01	08:33	0001	7088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05218
IDENTIF. ← REFERENCE

94 JAN -7 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 743105