THIS INSTRUMENT PREPARED BY J. K. BYRD 3818 CLEGHORN AVENUE NASHVILLE, TENNESSEE

Address new owners Lipschutz Family Partnership 120 Wellington Park Ct., Nashville, TN 37215	Send tax bill to same	Map-Parcel No. 129-10-0 057.00

WARRANTY DEED FORM 20 (REV. 4-69) Acme-Nashville

For and in Consideration of the sum of $10.00 ----------Ten and no/100---------- **Dollars,**

cash in hand paid by THE LIPSCHUTZ FAMILY PARTNERSHIP, and other good and valuable and sufficient considerations, the receipt of all of which is hereby acknowledged;

I, Bertha Lipschutz, a widow,

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have bargained and sold, and by these presents do transfer and convey unto the said

Lipschutz Family Partnership and its **heirs and assigns. a certain tract or parcel of land in** Nashville, Davidson **County, State of Tennessee, as follows:**

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 42 on the Plan of West Meade Park, Inc., Section 2, as of record of Book 2854, page 122, Register's Office for said County.

Said Lot No. 42 fronts 157 feet on the southerly side of Carnavon Parkway and runs back 204.3 feet on the easterly line and 269 feet on the westerly line to a dead line, measuring 221.3 feet thereon.

Being the same improved real property conveyed to Marvin Lipschutz (now deceased) and wife, Bertha L. Lipschutz, by deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, by deed dated August 7, 1961, filed August 11, 1961 and recorded in book 3256 page 57 in the Register's Office for Davidson County, Tennessee

94 MAR -4 PM 12:29
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

24154

This is improved property known as:

131 Carnavon Parkway
Nashville, Tennessee 37205

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To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Lipschutz Family Partnership and its heirs and assigns, forever. And I do covenant with the said Lipschutz Family Partnership that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Lipschutz Family Partnership and its heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~

Witness my hand on, this 2nd day of January, 19 94

..... /s/ Bertha Lipschutz

....

....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE COUNTY

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 160,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rodney Rosenblum
Rodney Rosenblum General Partner
Affiant

Subscribed and sworn to before me, this the 2nd day of January, 1994.

Kelly L Baker
Notary Public

My commission expires 5-23-94

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, Kelly L. Baker, a Notary Public in and for said County and State, the within named Bertha L. Lipschutz

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville Tennessee, this 2nd day of January, 1994.

My Commission Expires 5-23, 1994

Kelly L Baker
Notary Public

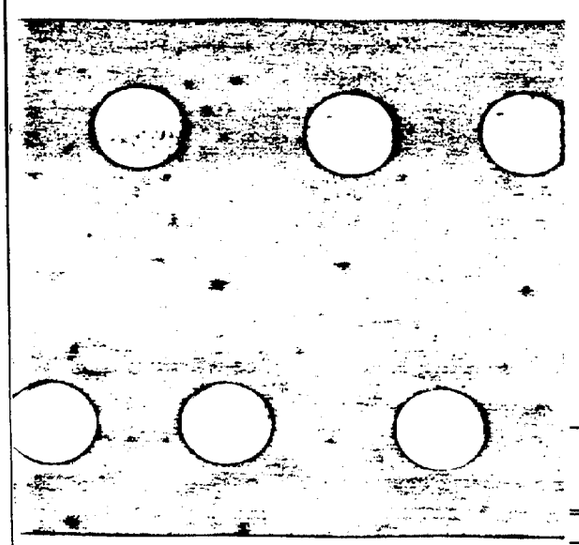
STATE OF TENNESSEE, ... COUNTY.

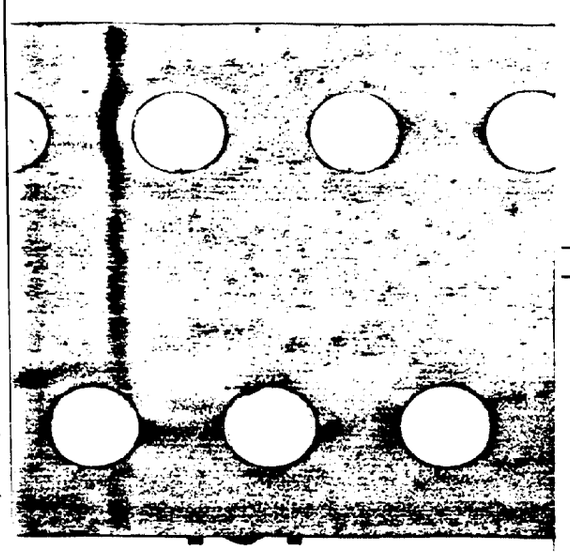
Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

7364 01/04/94 03:01 03CHECK 605





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

RECEIVED OF _____

FOR _____

BOOK 9268 PAGE 818

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
				CHRG 160000.00
				CON TX 592.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 605.00
				CHECK 605.00
			03/04/94 01	12:31 0001 7864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24154
IDENTIF. ↑ REFERENCE

94 MAR -4 PM 12:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 763282