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BOOK 9306 PAGE 944

WARRANTY DEED

FROM: GEORGE B. SPENCER,
Grantor
TO: MARK H. RUBIN and
wife, REGINA R. RUBIN
Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3514 Richland Avenue Nashville, TN 37205	Same	104-5-396

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy Thousand and 00/100 Dollars ($70,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of April, 1994.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Seventy Thousand and 00/100 Dollars ($70,000.00), the receipt and sufficiency of which are hereby acknowledged, George B. Spencer, unmarried (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto MARK H. RUBIN and wife, REGINA R. RUBIN (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 3514 Richland Avenue, Nashville, TN 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 8 day of April, 1994.

George B. Spencer
GEORGE B. SPENCER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, GEORGE B. SPENCER, 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 8 day of April, 1994.

Denise M. Laumeyer
Notary Public

DENISE M. LAUMEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/20/96

EXHIBIT A

Property Description

Being lot No. 105 and the westerly 30.5 feet of lot No. 103 of Block 4 of the Richland Realty Company's Division A, the plan of which is of record in Book 161, page 151, of the Register's Office for Davidson County, Tennessee. Said lot and said part of lot front together eighty-one (81) feet on the north side of Richland Avenue, and are more accurately described as follows:

Beginning at a point on the north side of Richland Avenue, 403 feet east of Bowling Street; thence northerly along the western boundary line of lot No. 105, 175 feet, more or less, to an alley in the rear, the northwest corner of the land herein conveyed, said point being about 400 feet east of Bowling Street; thence easterly along the southerly margin of said alley 80.7 feet, more or less, to a point, the northeast corner of the land herein conveyed; thence in a straight line southerly 166 feet, more or less, to a point on the north margin of Richland Avenue, which point is located 484 feet east of Bowling Street; thence westerly along the northern margin of Richland Avenue 81 feet to the point of beginning. This conveyance is of record in Book 499, page 186, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George B. Spencer by deed from James E. Covington, Clerk & Master of record in Book 3857, page 686 and by deed from Jessie A. Spencer of record in Book 3890, page 750, by Deed from the State of Tennessee of record in Book 6542, page 619 Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. 1994 taxes, a lien but not yet due and payable.

2. All matters as shown on the Plan of record in Book 161, page 151, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6542, page 619, Register's Office for Davidson County, Tennessee.

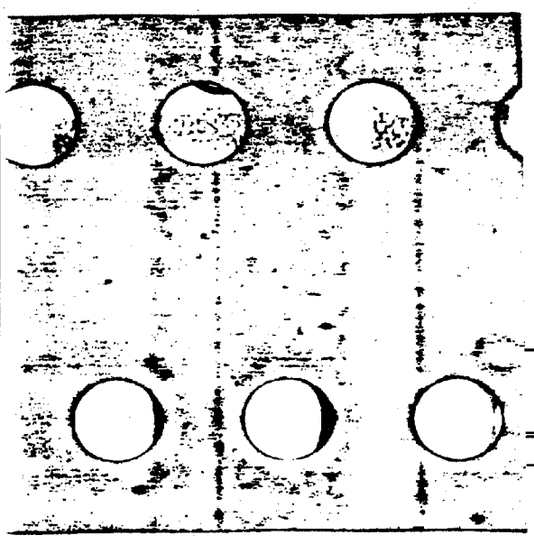
37190
IDENTIF. & REFERENCE

94 APR -8 PM 3:31

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

2016 04/08 0201 03CHECK 276.00

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



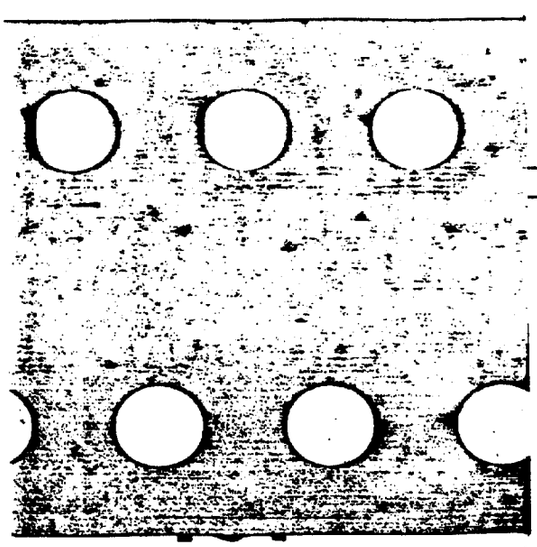
RECEIVED OF _____

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				MDEED 16.00
				TOTAL 276.00
				CHECK 276.00
			04/08/94 01	15:32 0001 2016



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37190
IDENTIF. ↑ REFERENCE

94 APR -8 PM 3:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 777249