BOOK 9327 PAGE 916 B0428

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Rodney M. Rosenblum
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF APRIL, 1994.

J. Linn Smith
NOTARY PUBLIC

My Commission expires: 1/22/95

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., 344 Fourth Avenue North, Nashville, Tennessee 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
RODNEY M. ROSENBLUM, TRUSTEE, et al.	SAME	
(NAME)	(NAME)	93-6-79
120 Wellington Park Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

9998 04/29 0101 03CHECK 1123.00

Warranty Deed

For and in Consideration of the sum of $300,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto

RODNEY M. ROSENBLUM, TRUSTEE FOR THE TRUST UNDER THE WILL OF HERMAN ROSENBLUM,
and
BERTHA LIPSCHUTZ, JUDY STILLMAN and LYNNE ROSENBLUM, TRUSTEES OF THE MARVIN LIPSCHUTZ IRREVOCABLE TRUST and TRUSTEES UNDER THE WILL OF MARVIN LIPSCHUTZ

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the original Plan of the Town of Nashville, not of record, more particularly described as set out on Exhibit "A" hereof, to which specific reference is hereby made.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from George Gruhn, of record in Book 8965, page 272, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as

410 Broadway (House Number) (Street) Nashville, Tennessee (City) (State) 37203 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 28th day of April, 1994.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: James C. Kilgore
EXECUTIVE DIRECTOR {Office}

Land in Davidson County, Tennessee, being Lot No. 69 on the original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, in the center of a party wall 41-1/2 feet east of the southeast corner of the property conveyed to Adela S. Morrissey by deed from Vito A. Cerruti and wife, of record in Book 1181, page 682, Register's Office for said County; thence with the northerly margin of Broadway

eastwardly 20 feet 4 inches to the southwest corner of the Berry property; thence with the westerly line of same, northwardly 128 feet 10 inches, more or less, to the southerly line of the property conveyed to Eugene Rovegno et al, by deed from Elkin Garfinkle, Trustee, of record in Book 931, page 524, said Register's Office; thence with said line westwardly 20 feet 4 inches; thence southwardly 18 feet to the center of said party wall, continuing in the same direction and with the center of said wall 110 feet 10 inches, more or less, in all 128 feet 10 inches, more or less, to the beginning.

Being the same property conveyed to George Gruhn by deed from Louis S. Buckley and wife, Gertrude B. Buckley, of record in Book 4994, page 879, Register's Office for Davidson County, Tennessee.

The foregoing property is also described as follows:

Beginning at a point in the north right-of-way of Broadway some 114.79 feet West of the intersection of the right-of-ways of 4th and Broadway; thence continuing with the right-of-way of Broadway South 62°17'13" West 20.33 feet to a point; thence North 27°40'06" West 129.59 feet running with the property line of Parcel #78, Marianne Bingham, Deed Book 7739, page 384, R.O.D.C., to a point in the side line of Parcel #84; thence with the side line of Parcel #84 North 61°58'20" East 20.33 feet to a point; thence South 27°40'06" East 129.70 feet running with the property line of Parcel #80, W.T. Berry, Deed Book 777, page 551, R.O.D.C., to the point of beginning.

The foregoing description was taken from the survey dated May 13, 1993 prepared by James L. Murphy, Jr. of Gresham, Smith and Partners, Registered Land Surveyor No. 5, whose address is 3310 West End Avenue, Nashville, Tennessee 37203, Project 15884.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from George Gruhn of record in Book 8965, page 272, Register's Office for Davidson County, Tennessee.

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

BOOK 9327 PAGE 918

CORPORATE ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared James C Shelton, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 28th day of April, 1994.

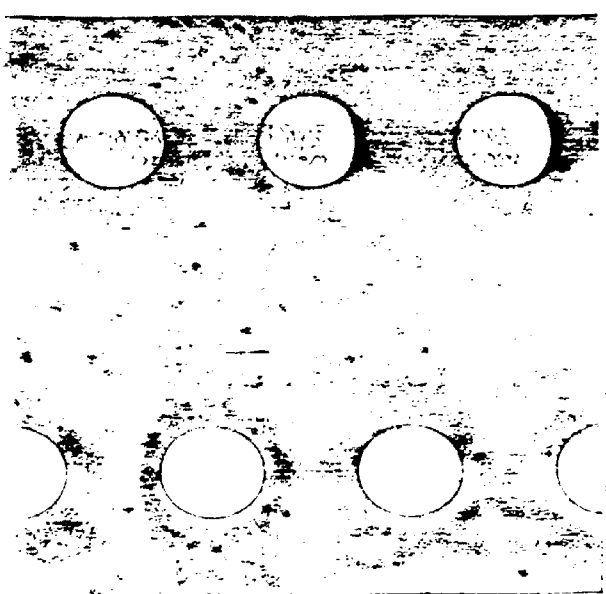
My Commission expires:
1/22/95

Jo Anne Smith
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

94 APR 29 PM 2:38
REGISTER
DAVIDSON COUNTY, TN.

44508



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9327 PAGE 919

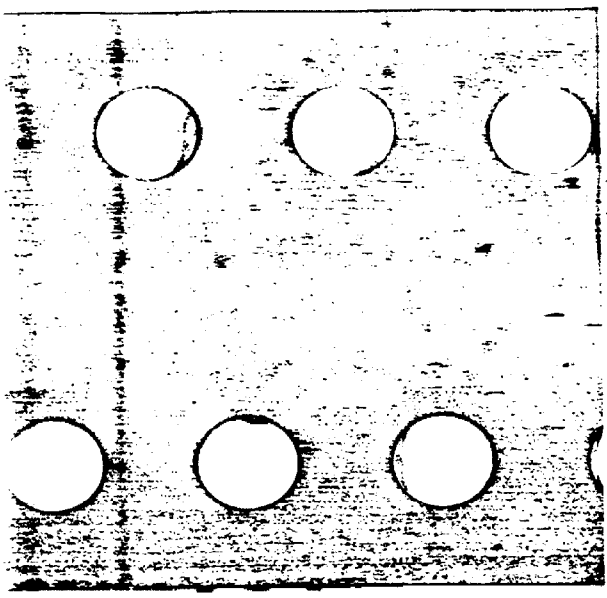
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

04/29/94 01 14:40 0001 9998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



44508
IDENTIFICATION REFERENCE

94 APR 29 PM 2:38
REGISTER
DAVIDSON COUNTY, TN.

No. 785102