BOOK 9588 PG 963

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $346,050.00

Wm T Cantrell
Affiant

Subscribed and sworn to before me this 1st day of February, 1995

Notary Public

My Commission expires: 7-22-95

This instrument prepared by:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
P. O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
William T. Cantrell P. O. Box 90659 Nashville, TN 37209	SAME	Map 92-16 Parcel 196

95 FEB 22 PM 2:35

30926

IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES S. HIRSHBERG** ("Grantor") has bargained and sold and by these presents does transfer and convey unto **WILLIAM T. CANTRELL** ("Grantee"), his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is improved property, located at 1905 Broadway, Nashville, Davidson County, Tennessee 37203.

THIS CONVEYANCE IS SUBJECT to 1995 real property taxes, which have been prorated and assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The subject property is not the principal place of residence of the Grantor, or the spouse of the Grantor, or any dependent of the Grantor.

The spouse of Charles S. Hirshberg, Dorothy W. Hirshberg, joins in this instrument for the purpose of transferring and conveying, and does hereby transfer and convey to the Grantee herein, all of her right, title and interest in and to the subject property.

WITNESS my hand this 1ST day of February, 1995.

GRANTOR:

Charles S. Hirshberg

Dorothy W. Hirshberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles S. Hirshberg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of February, 1995.

Notary Public

My Commission Expires: 5-22-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 9588 PG 965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy W. Hirshberg, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of February, 1995.

Justin D. Mc...
Notary Public

My Commission Expires: 7-22-95

3114 02/02 0101 03CHECK 1297.20

BOOK 9595PG956

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, of record in Book 161, page 36, Register's Office for Davidson County, Tennessee, which property is more particularly described, according to a survey by Michael V. Holmes (RLS #213), H & H Land Surveying, Inc., 609 Dunston Drive, Nashville, Tennessee 37211, dated December 30, 1994, as follows:

Beginning at the Southwest intersection of 19th Avenue South and Broadway, South 46° 40' West 101.00 feet to an iron pin, the true point of beginning:

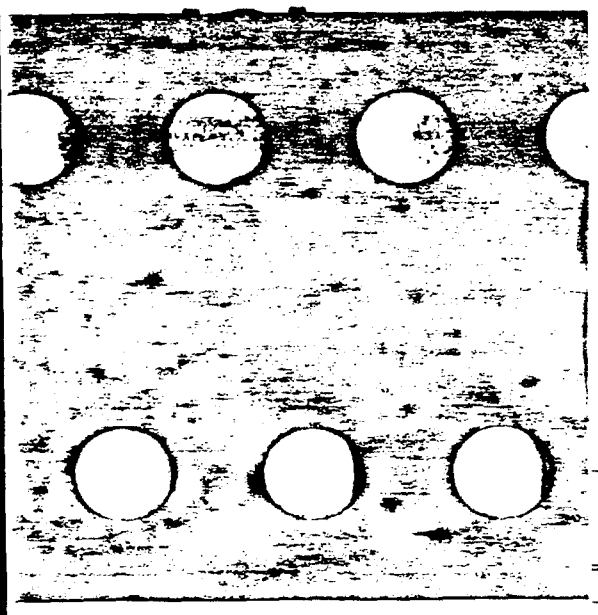
Thence, leaving Broadway, South 39° 05' 30" East 204.16 feet to a railroad spike in the North right of way of Division Street;

Thence with Division Street, South 60° 00' 00" West 54.00 feet to a railroad spike set;

Thence leaving Division Street North 39° 38' 22" West 191.55 feet to an iron pin set in the South right of way of Broadway;

Thence with Broadway, North 46° 40' 00" East 55.30 feet to the point of beginning, containing 10,728.30 square feet or 0.25 acres, more or less.

Being the same property conveyed to Charles S. Hirshberg and Norman M. Cassell by deed from Nu Print Company, Inc., a Tennessee corporation, of record in Book 4416, page 150, Register's Office for Davidson County, Tennessee; Norman M. Cassell and wife, Anabel Cassell, having conveyed all of their interest in the subject property to Charles S. Hirshberg by deed of record in Book 4434, page 773, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

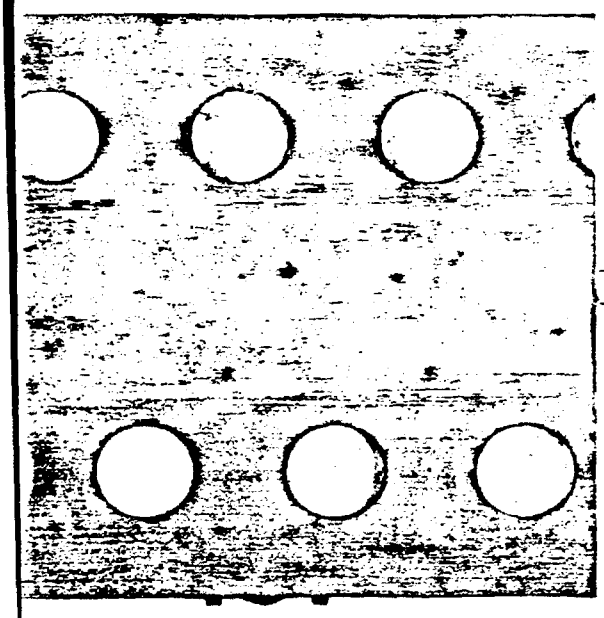
RECEIVED OF _____

FOR _____

BOOK 9588 PG 967

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
346050.00
CON TX 1280.20
PRFEE 1.00
WDEED 16.00
TOTAL 1297.20
CHECK 1297.20

97402495 01 14:35 0001 8214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30926
IDENTIFICATION REFERENCE

95 FEB -2 PM 2:35

REGISTER
DAVIDSON COUNTY, TN.

No. 877968