2780282
Box 35

BOOK 9938 PG 67

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of January, 1996, by and between Fredrika Felt Trustee for Gwyn Rita Felt, Fredrika Felt Trustee for William Ross Felt, Fredrika Felt Trustee for Rachel Susan Felt, William I. Loewenberg Trustee for Tracy Lynn Loewenberg, William I. Loewenberg Trustee for Harry Springer Loewenberg, William I. Loewenberg Trustee for Jan Elise Loewenberg, William I. Loewenberg Trustee for Tiffany Clare Loewenberg, Joanne Markell Trustee for Alison Ruth Markell, Joanne Markell Trustee for Jodie Markell, Joanne Markell Trustee for Ilene Markell, party of the first part, and Kenneth E. T. Konieczny and Bernard P. West, party of the second part,

WITNESSETH: That for and in consideration of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

TRACTS 1 & 2:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Loewenberg Subdivision, Section 1, of record in Book 4300, Page 96, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Tract 1: Being the south parts of lots Nos. 11, 12 and 13, all of lots Nos. 14 to 21, inclusive, of Block "F" on the Plan of Hermitage Addition to Nashville, of record in Book 57, page 43, and the north part of Winfrey Street, closed by City Ordinance 50-443, and described as follows:

Beginning at a point in the south margin of an alley at the common corner of lots Nos. 13 and 14; thence with the alley, South 89 degrees 55' East 400 feet to the intersection of said alley and Donelson Street; thence with the west margin of Donelson Street South 0 degrees 11' East 207 feet to a point in Winfrey Street, closed; thence leaving said street, North 89 degrees 55' West 556.26 feet to a point in the east margin of Fairfield Street, as widened; thence with the margin of said Street, North 9 degrees 11' 50" East 90.47 feet; thence easterly 140 feet, more or less, to a point in the dividing line of lots Nos. 13 and 14, said point being 38 feet north of the north margin of Winfrey Street, closed; thence northerly with the line between lots Nos. 13 and 14, 127 feet to the beginning.

Tract 2: Being part of the lot No. 2 on the unrecorded plan of the Resubdivision of lots Nos. 11, 12 and 13 of Block "F", Hermitage Addition, as of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Fairfield Avenue, said point being 32 feet south of the southerly margin of the first alley south of Robertson Street and being the northeasterly corner of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 3885, Page 459, Register's Office for said County; thence eastwardly 131.89 feet to a point on the easterly line of lot No. 13 of said recorded plan, said point being 41 feet southwardly from the southerly margin of the alley previously mentioned; thence with said easterly line of lot No. 13 southwardly 36 feet to a point; thence westwardly and parallel with the northerly line of the

parcel herein described 135.79 feet to a point on the easterly margin of Fairfield Avenue; thence with said margin and the easterly line of the property conveyed to Metropolitan Government of Nashville and Davidson County previously mentioned 36 feet to the point of beginning.

Being the same property conveyed to Fredrika Felt, Trustee for William Ross Felt under Trust dated 12/23/76; Fredrika Felt, Trustee for Gwyn Rita Felt under Trust dated 12/23/76; Fredrika Felt, Trustee for Rachel Susan Felt, under Trust dated 12/23/76; Joanne Markell, Trustee for Alison Ruth Markell under Trust dated 12/23/76; Joanne Markell, Trustee for Jodie Markell under Trust dated 12/23/76; Joanne Markell, Trustee for Ilene Markell under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Tracy Lynn Loewenberg under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Harry Springer Loewenberg under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Tiffany Clare Loewenberg under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Jan Elise Loewenberg under Trust dated 12/23/76; by deed from William A. Loewenberg and wife, Ruth F. Loewenberg, of record in Book 5100, Page 463, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being parts of lots Nos. 11, 12 and 13 of Block "F" (erroneously shown as Block "P" in prior deed) on the Plan of Hermitage Addition to Nashville, as of record in Book 57, Page 43, Register's Office for said County, being lot No. 1 on a resubdivision of said lots, not of record, described according to a survey made by Anderson and Gee, May 13, 1946, as follows:

Beginning on the easterly margin of Fairfield Avenue at the northwest corner of the property conveyed to Joe Etta Johnson and wife, by deed from Nettie B. Fisher, of record in Book 1536, Page 24, said Register's Office, being the corner of lots Nos. 1 and 2; thence with the line between the said two lots and Johnson's northerly line eastwardly 141.9 feet; thence northwardly 41 feet to the southerly margin of an alley; thence with said alley westwardly 136.9 feet to the easterly margin of Fairfield Avenue; thence with said Avenue southwardly 32 feet to the beginning.

Being a portion of the same property conveyed to Fredrika Felt, Trustee for William Ross Felt under Trust dated 12/23/76; Fredrika Felt, Trustee for Gwyn Rita Felt under Trust dated 12/23/76; Fredrika Felt, Trustee for Rachel Susan Felt, under Trust dated 12/23/76; Joanne Markell, Trustee for Alison Ruth Markell under Trust dated 12/23/76; Joanne Markell, Trustee for Jodie Markell under Trust dated 12/23/76; Joanne Markell, Trustee for Ilene Markell under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Tracy Lynn Loewenberg under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Harry Springer Loewenberg under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Tiffany Clare Loewenberg under Trust dated 12/23/76; William Ira Loewenberg, Trustee for Jan Elise Loewenberg under Trust dated 12/23/76; by deed of record in Book 6075, Page 22, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to William Ira Loewenberg, Trustee, Fredrika Felt, Trustee and Joanne Markell, Trustee, by Quitclaim Deed from Blanch Lee Johnson now Blanch Margin, of record in Book 6092, Page 711, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described Tract 3 but specifically EXCLUDED therefrom is the following tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quitclaim Deed from Eugene Johnson and wife, Willie Mae Richardson Johnson, of record in Book 3875, Page 127, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of lot No. 11 of Block "F" on the Plan of Hermitage Addition of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee.

Beginning on the Easterly margin of Fairfield Avenue at the Northeast corner of the property conveyed to Joe Etta Johnson and wife, by deed from Nettie B. Johnson of record in Book 1536, Page 24, being the corner of lot Nos. 1 and 2; thence with the line between said lots and Johnson's Northerly line Eastwardly 10.07 feet; thence Northwardly 32.5 feet to the Southerly margin of an Alley; thence with said Alley Westwardly 10.07 feet to the Easterly margin of Fairfield Avenue; thence with said Avenue Southwardly 32 feet to the beginning and containing 322 square feet.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for 1996 City and County taxes, which party of the second part agree to pay, and except all matters shown on the Plan of record in Book 4300, Page 96, as amended in Book 6199, Page 530, Register's Office for Davidson County, Tennessee; exceptions to Easements of record in Book 4227, page 753, in said Register's Office; sanitary sewer and/or storm drainage easement of record in Book 9643, Page 464, in said Register's Office; all matters shown on survey by Cherry Land Surveying, dated 07/06/94, including encroachment of building over 15 foot minimum building setback line from Donelson Street; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Fredrika Felt, Trustee for
Gwyn Rita Felt

Fredrika Felt, Trustee for
William Ross Felt

Fredrika Felt, Trustee for
Rachel Susan Felt

William I. Loewenberg, Trustee
for Tracy Lynn Loewenberg

William I. Loewenberg, Trustee
for Harry Springer Loewenberg

William I. Loewenberg, Trustee
for Jan Elise Loewenberg

William I. Loewenberg, Trustee
William I. Loewenberg, Trustee
for Tiffany Clare Loewenberg

Joanne Markell, Trustee for
Alison Ruth Markell
By: Joel Felt Attorney-In-Fact
Joel Felt
Her Attorney In Fact

Joanne Markell, Trustee for
Jodie Markell
By: Joel Felt Attorney-In-Fact
Joel Felt
Her Attorney In Fact

Joanne Markell, Trustee for
Ilene Markell
By: Joel Felt Attorney-In-Fact
Joel Felt
Her Attorney In Fact

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STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared FREDRIKA FELT, as Trustee for Gwyn Rita Felt, William Ross Felt and Rachel Susan Felt, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of January, 1996.

Notary Public

My Commission Expires:
April 28, 1998

. . . . . .

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared WILLIAM I. LOEWENBERG, as Trustee for Tracy Lynn Loewenberg, Harry Springer Loewenberg, Jan Elise Loewenberg and Tiffany Clare Loewenberg, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of January, 1996.

Notary Public

My Commission Expires:
April 28, 1998

. . . . . .

STATE OF TENNESSEE
COUNTY OF SHELBY

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Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOANNE MARKELL, as Trustee for Alison Ruth Markell, Jodie Markell and Ilene Markell, by JOEL FELT, her attorney in fact under Power of Attorney, dated November 1, 1995, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of January, 1996.

Herbert Glazer
Notary Public

My Commission Expires:
April 28, 1998

. . . . . .

(FOR RECORDING DATA ONLY)

Property address:
33 Fairfield Avenue
Nashville TN

Mail tax bills to: (Person or Agency responsible for payment of taxes)
West Roofing + Supply Co. Inc
602 W. McCarty Street
Indianapolis, Indiana
46225

This instrument prepared by:
Herbert Glazer, Attorney
165 Madison Avenue #1500
Memphis TN 38103

State tax	$3,330.00
Register's fee	1.00
Recording fee	20.00
Total	$3,351.00

T.G. #00278028

Return to:
Chicago Title Insurance

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$900,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle M. Cooper
Affiant

Subscribed and sworn to before me this 31 day of January, 1996.

Linda V. Jones
Notary Public

Commission expires: 11-10-97

PARCELS 435, 444 and 445 on Metro Davidson County Tax Map 93-16.

LAND SURVEYOR WILSON CO. TENN.

96 FEB -5 AM 11:15
FELIX Z. BROWN REGISTER
DAVIDSON COUNTY, TN.

0147264
IDENTIF. & REFERENCE

+670 02/05 0101 03CHECK 3351.00

5

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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 72

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 900000.00
CON TX 3330.00
PRFEE 1.00
WDEED 20.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3351.00
CHECK 3351.00
02/05/96 01 11:18 0001 4670

0147264
IDENTIF. ↑ REFERENCE

96 FEB -5 AM 11:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1002901