This instrument prepared by: Harris A. Gilbert
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, TN 37219

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Ruble Sanderson 8032 South Mount Juliet Road Hermitage, TN 37076	SAME	93-6-3-73

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Harris A. Gilbert, Executor of the Estate of Abraham Stein, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ruble Sanderson, hereinafter called the Grantee, his successors and assigns, a one-half (1/2) undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being part of Lot No. 81, on the Original Plan of Nashville, and fronting on the North side of Broad Street, 26-1/2 feet and running back between parallel lines 130 feet to an alley.
>
> SAID lot being at a point 68-1/2 feet East from the northeast corner of Broad Street and Fifth Avenue, formerly Summer Street, and runs back in a northerly direction, and between parallel lines, as above stated 130 feet to an alley.
>
> BEING the same property conveyed to Morris Stein and wife, Fannie Stein, by Deed of Record in Book 600, page 493, Register's Office for Davidson County, Tennessee. The said Morris Stein having predeceased his wife. The said Fannie Stein having since died. The property was then vested in Molly Stein Ashe, as Trustee pursuant to the Last Will and Testament of Fannie Stein. The said Molly Stein Ashe having since died. Pursuant to the Will of Fannie Stein, upon the death of Molly Stein Ashe the property was vested in Abraham Stein and Stephanie Ashe. The said Abraham Stein having since died.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property located at 422 Broadway, Nashville, Tennessee.

This conveyance is subject to 1996 real property taxes which have been prorated and assumed by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee that we am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this the 13th day of February, 1996.

HARRIS A. GILBERT, EXECUTOR
OF THE ESTATE OF ABRAHAM STEIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

7702 02/13 0101 03CHECK 471.50

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named **HARRIS A. GILBERT, EXECUTOR OF THE ESTATE OF ABRAHAM STEIN**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 1996.

NOTARY PUBLIC
My Commission Expires: My Commission Expires SEPT. 26, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty-Five Thousand Dollars and no/100 ($125,000.00).

AFFIANT

Subscribed and sworn to before me, this the 13th day of February, 1996.

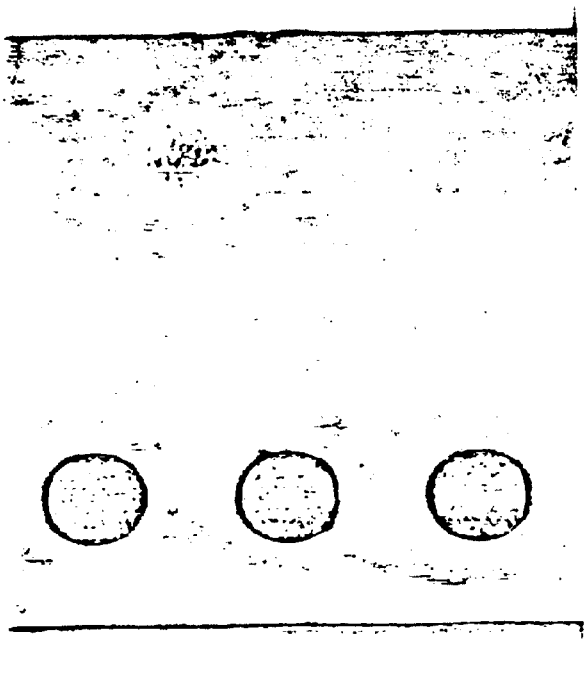
NOTARY PUBLIC
My Commission Expires SEPT. 26, 1998
My Commission Expires:_____

H:\HAG\STEINWR.DED (February 13, 1996; 11:56am)

PICK-UP

96 FEB 13 PM 3:38
DAVIDSON COUNTY, TN.

01501117
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9946 PG 813

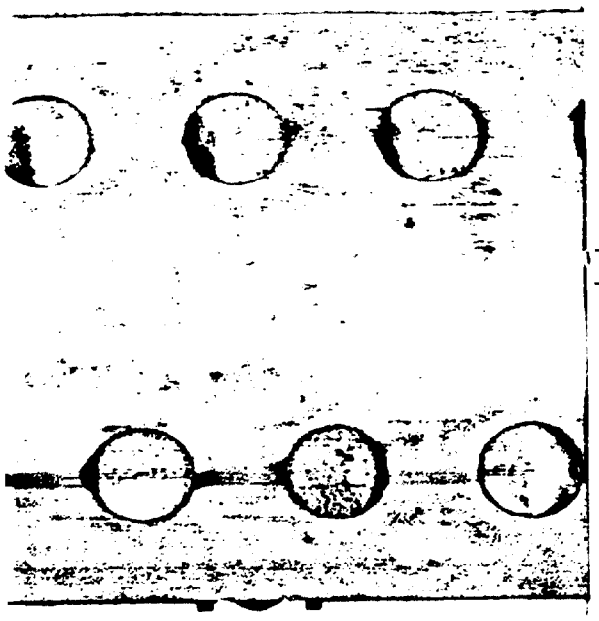
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

02/13/96 01 15:40 0001 7702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0150117
IDENTIF. # REFERENCE

96 FEB 13 PM 3:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1005900