(46)

BOOK 10302 PG 166

Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alun L. Yakabow	Same	114-00/108
(NAME)	(NAME)	
27 Londonderry Way		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Summit, NJ 07901		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF NEW JERSEY)
COUNTY OF Union)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Subscribed and sworn to before me, this the 17th day of December, 1996.

Affiant

My Commission Expires: _____

(Affix Seal) Notary Public

MARGARINE D. FARNHAM
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 12, 1997

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which from **ALUN L. JAKABOW, M.D.** (the "Grantee" herein) is hereby acknowledged, the undersigned **ALYLA, an unlimited partnership**, a New Jersey general partnership (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said **ALUN L. JAKABOW, M.D.** (the "Grantee" herein) and to his heirs, administrators, successors and assigns, all of its right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

[SEE EXHIBIT "A" HERETO ATTACHED]

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property, known as the SE corner, U.S. 70 North and Sawyer Brown Road, Nashville, Tennessee.

Further, this conveyance is subject to 1996 taxes, which have been prorated and paiud at the closing.

TO HAVE AND TO HOLD the said interest in said real estate, with the appurtenances, estate, title and interest thereto belonging to the said (the "Grantee" herein) and to his heirs, administrators, successors and assigns, forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said interest in said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said interest in said real estate to the said Grantee, his heirs, administrators, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. The terms and conditions hereof shall inure to the benefit of and bind the heirs, administrators, successors and assigns of the parties hereto.

Witness our hands this 17th day of December, 1996.

ALYLA, an unlimited partnership,
a New Jersey general partnership

By: _____
Alan L. Yakabow, Partner

By: _____
Lynne Anderson, Partner

96 DEC 27 AM 11:13
DAVIDSON COUNTY, TN.

0259299
IDENTIF. & REFERENCE

STATE OF NEW JERSEY)
COUNTY OF UNION)

Before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Alun L. Yakabow, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of **ALYLA, an unlimited partnership,** the within named bargainor, a New Jersey general partnership, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at Scotch Plains, New Jersey, this 17th day of December, 1996.

Marianne D. Farnham
NOTARY PUBLIC

MY COMMISSION EXPIRES: MARIANNE D. FARNHAM NOTARY PUBLIC OF NEW JERSEY My Commission Expires June 12, 1997.

STATE OF NEW JERSEY)
COUNTY OF UNION)

Before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Lynne Anderson, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged herself to be the Partner of **ALYLA, an unlimited partnership,** the within named bargainor, a New Jersey general partnership, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as partner.

WITNESS my hand and seal at Scotch Plains, New Jersey, this 17th day of December, 1996.

Marianne D. Farnham
NOTARY PUBLIC

MY COMMISSION EXPIRES: MARIANNE D. FARNHAM NOTARY PUBLIC OF NEW JERSEY My Commission Expires June 12, 1997.

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 8th Civil District of Davidson County, Tennessee, on the southeasterly side of U.S. Highway 70 North, and being a portion of tract of record in Book 982, page 223, Register's Office for said County, and described according to a survey made March 1966, by S. H. Hutchinson, as follows:

Beginning at a point in the Sawyer-Brown Road, the northwest corner of the J. D. Hendricks tract, and the northeast corner of the Fred Mayo lot; thence with the Sawyer-Brown Road, North 14 degrees West 146 feet to the center line of U.S. Highway 70 North, at the intersection of the Sawyer-Brown Road; thence with the center line of said Highway, North 46 degrees 30 minutes East 811 feet to a point in said Highway and A. G. Herr's line; thence leaving said Highway, South 87 degrees East 171 feet to a stake, T. H. Hows northwest corner; thence with the said T. H. Hows line, South 4 degrees West crossing a 40-foot drive-way leading to the T. H. Hows land at about 30 feet, in all 171 feet to a double elm tree in corner of a fence; thence with the T. H. Hows line and a fence, South 10 degrees West 579 feet to a stake in said fence and line, maple pointer; thence with the J. D. Hendrick's north line, North 85 degrees 30 minutes West 595 feet to the point of beginning, containing 7.80 acres, being the same more or less.

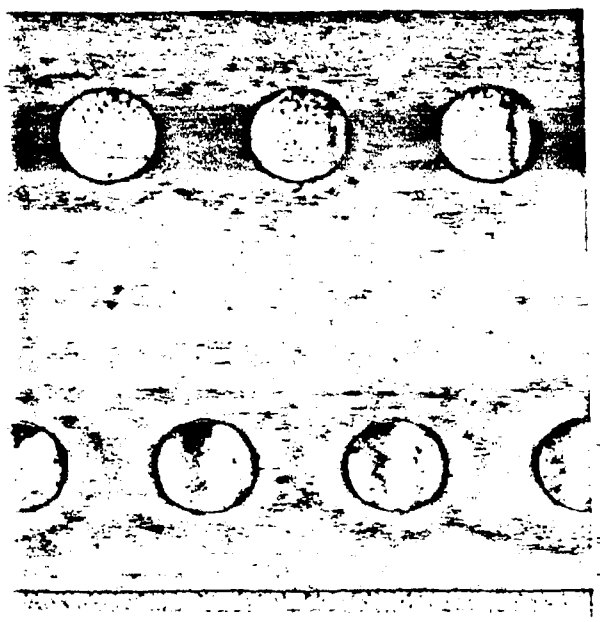
Included in the above description but to be excluded therefrom is that portion of the premises condemned by the State of Tennessee, under Rule No. 62:28, of record in Minute Book 74, page 123, of the 3rd Circuit Court, a certified copy of which is of record in Book 3802, page 915, said Register's Office, and which said land is to be used in the construction of a controlled access highway, and all rights of ingress and egress to, from and across the same to and from abutting lands is hereby excepted.

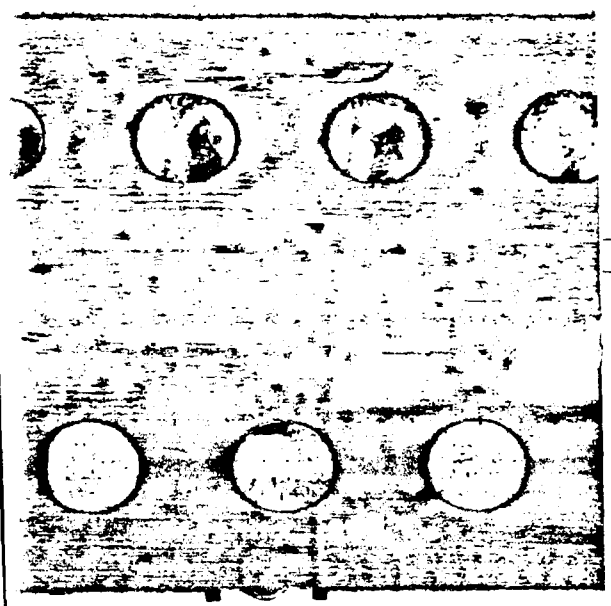
Included in the above description but to be excluded therefrom is that portion of the premises conveyed to Jack Watson, et al, Trustees for Hillview Church of Christ, as of record in Book 4027, page 719, said Register's Office.

The above described property was conveyed to ALYLA, an unlimited partnership by deed from Frank Bates and Mattie Lou Resha of record in Book 6951, page 510, Register's Office for Davidson County, Tennessee.

9583 12/27 0101 03CHECK 157-60

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 170

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	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	16.00
TOTAL	157.60
CHECK	157.60

12/27/96 01 11:12 0001 9583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02259299
IDENTIF. # REFERENCE

96 DEC 27 AM 11:13
REGISTER
DAVIDSON COUNTY, TN.

No. 1102145