WARRANTY DEED

File No: 00281453

BOOK 10307 PG 851

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie J. Steinberg	Owner	Map 104-11
[NAME]	[NAME]	
2405 Barton Avenue		Parcel 318
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Richard M. Garner, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Ronnie J. Steinberg and husband, Michael Ames

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater, for this transfer is $ 290,000.00

Subscribed and sworn to before me, this the 30TH day of DECEMBER, 19 96

Affiant

Notary Public

My Commission Expires: 11/10/97
[Affix Seal]

Linda V. Jones

unimproved ( )
This is improved (X) property known as 2405 Barton Avenue, Nashville, TN 37212
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 30TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard M. Garner,

BOOK 10307 PG 852

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Richard M. Garner, unmarried

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 30TH day of DECEMBER, 19 96.

Linda V. Jones
Notary Public

Linda V. Jones

Commission expires 11/10/97

NOTARY PUBLIC AT LARGE WILSON CO TENN

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

BOOK 10307 PG 853

EXHIBIT "A"

Land in Davidson County, Tennessee, being the norther 150 feet of Lot No. 54 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the Plan of which is of record in Book 421, page 7, Register's Office for said County.

Said part of said Lot No. 54 fronts 85 feet on the south side of Barton Avenue and extends back southwardly between parallel lines 150 feet to a line.

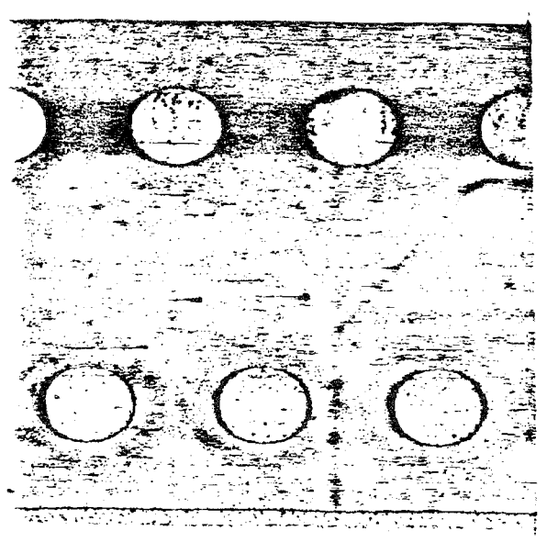
Being the same property conveyed to Richard M. Garner, by Warranty Deed from Frank S. Curran and wife, Norma M. Curran, of record in Book 5808, page 719, Register's Office for Davidson County, Tennessee.

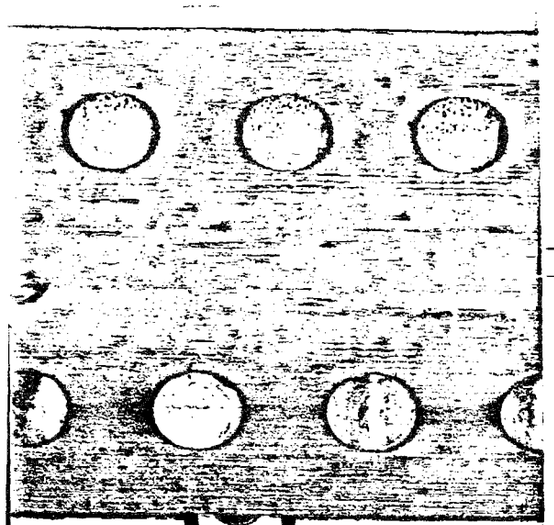
RMG

0260758
IDENTIFICATION REFERENCE

97 JAN -2 AM 9:03
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

1201 01/02 0101 03CHECK 1086.00





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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 854

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 290000.00
CON TX 1073.00
PRFEE 1.00
WDEED 12.00
TOTAL 1086.00
CHECK 1086.00

01/02/97 01 09:04 0001 1201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 JAN -2 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0260758
IDENTIF. # REFERENCE

No. 1103749