27

10768 PG 97

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Thomas H Yeargan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS H. YEARGAN	SAME	119-1-317
(NAME)	(NAME)	
9191 OLD LEBANON PIKE		119-1-318
(ADDRESS)	(ADDRESS)	
MURFREESBORO, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATTHEW A. RUBIN AND WIFE, SONIA C. RUBIN AND ERIC R. RUBIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS H. YEARGAN AND ANTHONY W. SCHUMANN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot Nos. 128 and 129, on the Plan of OVERHILL CITY AND W. H. FOX SUBDIVISION, of record in Book 332, page 21, Register's Office for DAVIDSON County, Tennessee.

SAID Lot Nos. 128 and 129 adjoin and front together 100 feet on the southerly margin of ROSE STREET and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to JANE M. GREEN, UNMARRIED, by deed from William W. Lowe, Jr. and wife, Helen L. Lowe and Fred Norman Lowe and wife, Gwendolyn B. Lowe, of record in Book 9513, page 700, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to MATTHEW A. RUBIN AND ERIC R. RUBIN, by Quitclaim Deed from JANE M. GREEN, of record in Book 9819, page 75, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of ERIC R. RUBIN, by MATTHEW A. RUBIN, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 219 ROSE STREET, NASHVILLE, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 GRANTEES, their heirs 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 our hand s this 23rd day of January 19 98

Matthew A. Rubin
MATTHEW A. RUBIN

SONIA C. RUBIN
By: Sonia C. Rubin by Matthew A. Rubin
MATTHEW A. RUBIN, ATTORNEY-IN-FACT

ERIC R. RUBIN, UNMARRIED
By: Eric R. Rubin by Matthew A. Rubin
MATTHEW A. RUBIN, ATTORNEY-IN-FACT

BOOK 10768 PG 98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW A. RUBIN

the bargainor ____ 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 NASHVILLE, Tennessee, this 23rd day of January, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*** LEGAL DESCRIPTION CONTINUATION

SONIA C. RUBIN, wife of MATTHEW A. RUBIN, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of SONIA C. RUBIN, by MATTHEW A. RUBIN, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5531 01/26 0101 03CHECK 205.10

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW A. RUBIN, 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 on behalf of SONIA C. RUBIN AND ERIC R. RUBIN, as their Attorney-in-Fact, as the free act and deed of the within named SONIA C. RUBIN AND ERIC R. RUBIN.

WITNESS my hand and official seal at Nashville, Tennessee, this 23RD day of JANUARY, 1998.

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 05/27/2001

0393334
IDENTIFICATION REFERENCE

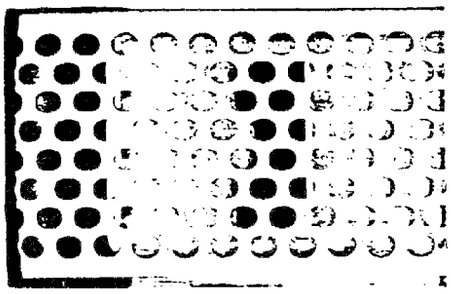
98 JAN 26 AM 11:15

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10768 PG 99

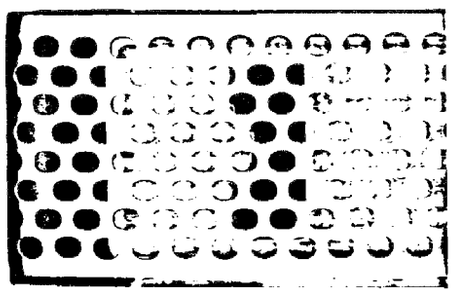
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53000.00
CON TX 196.10
PR FEE 1.00
WDEED 8.00
TOTAL 205.10
CHECK 205 10

01/26/98 01 11:18 0001 553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393334
IDENTIF. & REFERENCE

98 JAN 26 AM 11:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1246133