THIS INSTRUMENT WAS PREPARED BY:
Gary S. Rubenstein, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
501 Union Building, Suite 701
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

BOOK 11056 PAGE 510

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
David H. Schklar and wife,	David H. Schklar and	Map 83-5
Diane R. Schklar	Diane R. Schklar	Parcel 170
1060 Mansfield Avenue	1804 Thompson Station	
Nashville, TN 37206	Road West	
	Thompson Station, TN 37179	

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 6th day of August, 1998.

Gerson Schklar
AFFIANT

Notary Public

My commission expires 9-18-99

FOR AND IN CONSIDERATION OF ~~the~~ sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GERSON SCHKLAR and LILLIAN SCHKLAR, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto DAVID H. SCHKLAR and wife, DIANE R. SCHKLAR, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the middle one-third of Lot No. 3 on the Plan of the O'Donnells Subdivision of record in Book 2, Page 37, Chancery Court of Nashville.

Said part of said lot fronts 48-1/3 feet on the southerly side of Mansfield Avenue and extends back between parallel lines 188 feet, more or less, to an alley.

Being the same property conveyed to Gerson Schklar by deed from East Nashville Answering Service, Inc., of record in Book 4633, Page 668, said Register's Office.

This is improved property known as 1020 Mansfield Avenue, Nashville, TN 37206.

Lillian Schklar, wife of Gerson Schklar, joins in the execution of this deed to convey whatever interest that she may have in said property.

Subject to taxes for the year 1998.

WITNESS our hands this the 6th day of August, 1998.

Gerson Schklar
GERSON SCHKLAR

Lillian Schklar
LILLIAN SCHKLAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, a Notary Public in and for said county and state, Gerson Schklar and Lillian Schklar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, this 6TH day of August, 1998.

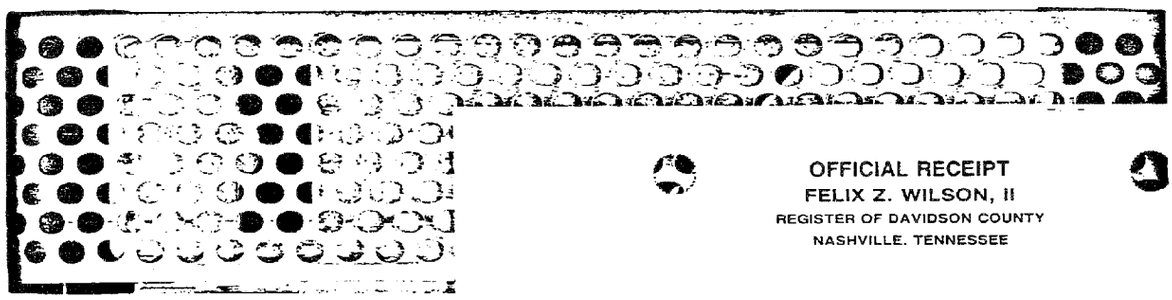
Notary Public

My commission expires: 9-18-94

gsr/real-est/schklar.wdFile713-329

04721169
IDENTIF. & REFERENCE
98 AUG -7 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3937 08/07 0101 03CHECK 233.00



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

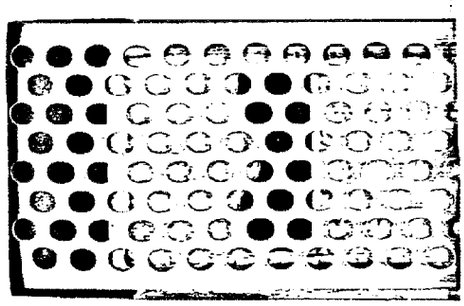
RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 512

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 60000.00
CON TX 222.00
PRFEE 1.00
[illegible] 8.00
CFEE 2.00
TOTAL 233.00
CHECK 233.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/98 01 09:18 0001 3937

04 72169
98 AUG -7 AM 9:17
IDENTIFICATION REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329509