Box 44

BOOK 11758 PAGE 210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of November, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
JEFFREY MOBLEY
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owners As Follows:
Gershon Klotwog
480 Broadwell Drive
Nashville, TN 37220

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
147-5-109

99 NOV 29 AM 10:41
BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

06613329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged **JOHN K. FRAZIER, SUCCESSOR TRUSTEE OF THE TRUST UNDER THE WILL OF SARAH R. FRAZIER FOR THE BENEFIT OF ELLEN FRAZIER, WITH FULL POWER TO SELL, MORTGAGE, LEASE, OR OTHERWISE DEAL WITH ANY REAL PROPERTY ASSETS IN THE TRUST ESTATE IF, IN THE TRUSTEE'S SOLE DISCRETION** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GERSHON KLOTWOG**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Caldwell Hall Subdivision, Section 1, Revised, of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 89.8 feet on the northerly side of Blackman Road and extends back between lines, 161.7 feet on the westerly line and 160.3 feet on the easterly line to a dead line measuring 89.9 feet thereon.

11/29 0101 CHECK 344.00

126564.1

Being the same property conveyed to Augusta Newbern and Sarah R. Frazier by deed from James E. Travis and wife, Laura A. Travis, of record in Book 4573, page 380, Register's Office for Davidson County, Tennessee, the said Augusta Newbern having since died intestate and her sole heir-at law being Sarah R. Frazier, the said Sarah R. Frazier having since died and by Will of record in Will Book 187, page 320, Circuit Court Clerk's Office, Probate Division, Davidson County, Tennessee, the subject property was placed in trust under the will of Sarah R. Frazier for the benefit of Ellen Frazier. By Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, dated June 29, 1999, John K. Frazier was appointed Successor Trustee of the Trust, a Memorandum Concerning Real Property Held in Trust, of record in Book 11641, page 827, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1999 Metro County taxes, which have been prorated and shall be paid by Grantor. By acceptance of delivery of this instrument, Grantor agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantee from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 2929, page 117, and as amended in Book 2997, page 93, Register's Office for said County.

This is improved property known as 312 Blackman Road, Nashville, TN 37211.

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, his heirs and assigns, forever; and they covenant with the said Grantee that they 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 further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 24th day of November, 1999.

John K. Frazier, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN K. FRAZIER, SUCCESSOR TRUSTEE**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of November, 1999.

Notary Public

My Commission Expires: 3/29/03

126564.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11758 PAGE 212

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

066 1329

REFERENCE

99 NOV 29 AM 10:41

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

11/29/99 01 10:41 0001 5508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543133