WARRANTY DEED Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 (Ten and No/100) -- DOLLARS

cash in hand paid by Sol Ginsberg and/for other good and valuable considerations both of which are hereby acknowledged.

Huffines Buildings, Inc., a corporation

have bargained and sold, and by these presents do transfer and convey unto the said Sol Ginsberg

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 4 on the plan of the partition of the Isaac Allen Property, being part of Lot No. 1 of the First Plan of Davidson Academy Lots, a plan of which partition is of record in Book 38, page 717, Register's Office for said County, and part of Lot No. 1 on the plan of First Plan of Davidson Academy Lots, not of record, described together according to a survey made by Z. J. Wilkinson, Surveyor, April 17, 1945 as follows:
Beginning on the southerly margin of Broadway, formerly Broad Street, at a point 82 feet 6 inches east of the easterly margin of Third Avenue South, formerly College Street, being the corner of Lots Nos. 3 and 4 in the center of a party wall; thence with the center of said party wall, southwardly 120 feet to the northerly line of Lot No. 5; thence with said line, eastwardly 26 feet 2 inches; thence southwardly 27 feet; thence eastwardly 20 feet 6 inches; thence northwardly to the center of a party wall; continuing northwardly and with the center of said party wall, in all 147 feet to the southerly margin of Broadway; thence with same, westwardly 47 feet 2 inches to the beginning.
Being the same property conveyed to Huffines Buildings, Inc., by deed from Eva Komisar and husband, of record in Book 1316, page 373, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sol Ginsberg his heirs and assigns, forever.

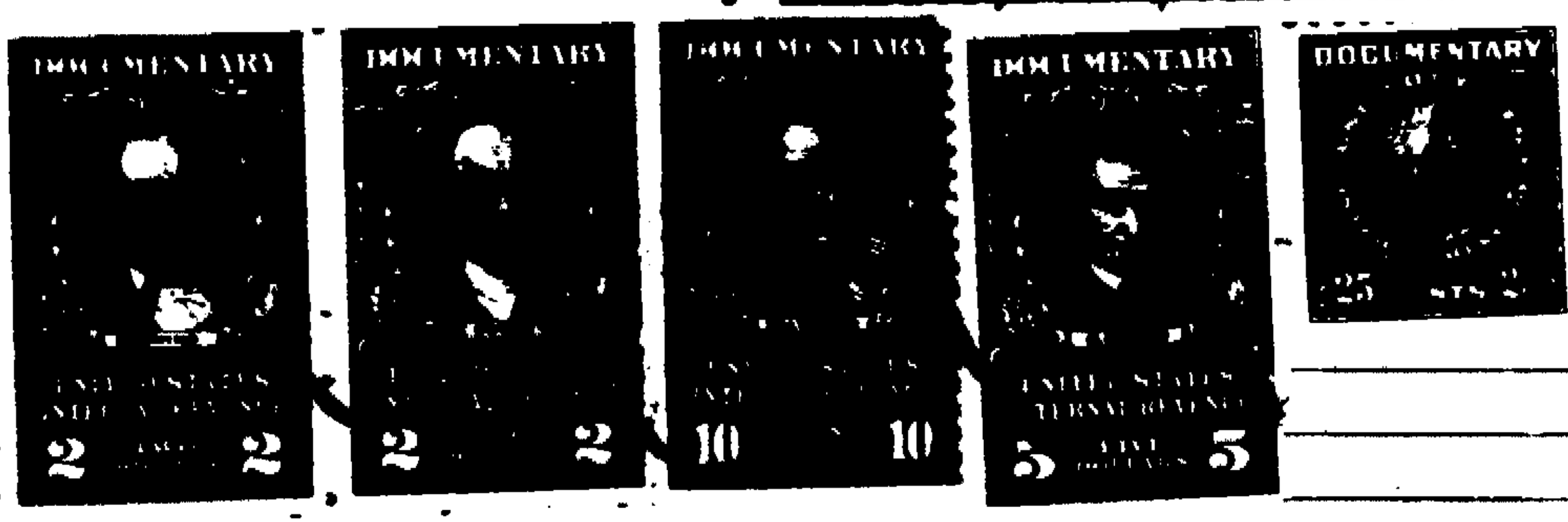
And we do covenant with the said Sol Ginsberg that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And they, Huffines Buildings, Inc. do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Sol Ginsberg his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of July 1948

Hereunto subscribed and set forth our hands and seal as the Huffines Buildings, Inc. by ~~[struck]~~ L. V. Huffines as President and C. M. Simpson as Secretary and has caused the corporate seal to be affixed by C. M. Simpson as such Secretary.

Huffines Buildings, Inc.
By L. V. Huffines President
By C. M. Simpson Secretary



STATE OF TENNESSEE
Davidson County

Personally appeared before m... ...d for said County and State, the within r...

the bargainor, with whom I ar... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______, Tennessee, this ____ day of ______, 194__.

Commission expires ______ Notary Public