For and in consideration of the sum of FIVE AND NO/100 -- ($5.00) DOLLARS cash in hand paid by MORRIS RUBIN and wife, JEANETTE RUBIN, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, MARY B. HILL, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said MORRIS RUBIN and wife, JEANETTE RUBIN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

One tract or pracel of land in the 4th Ward of the City of Nashville, Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 15 and 16, Block "G" on the Plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Aberdeen Road, 10 feet east of the northwest corner of said Lot No. 16; thence with said Road, South 70° 50' East 55 feet to a pin and South 73° 40½' East 75 feet, more or less, to the beginning of a curve; thence around said curve, southeastwardly to the westerly margin of Lauderdale Road; thence with said Road, South 24° 11½' West 53.5 feet, more or less to the corner of Lots Nos. 15 and 16; continuing with said Road South 33° 52½' West 35 feet, to the northeast corner of the property conveyed to Robert Jakes and wife, by deed from Mrs. Myrtle Davis, of record in Book 1151, page 229, said Reigster's Office; thence with said Jakes northerly line, westwardly 130.4 feet, more or less, to a point 10 feet east of said Jakes' northwest corner; thence North 24° East 68 feet, more or less to the beginning.

Being part of the same property conveyed to Mary B. Hill, an unmarried woman, by deed from Clinton T. Calkins, of record in Book 1761, page 629, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to restrictions of record in book 547, pages 169 and 170, and in book 819, page 57, said Register's Office.

Taxes for the year 1953 to be paid by purchasers, same having been prorated as of date of deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MORRIS RUBIN and wife, JEANETTE RUBIN, their heirs and assigns, forever.

And I do convenant with the said MORRIS RUBIN and wife, JEANETTE RUBIN, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein-before set out.

And I, MARY B. HILL, unmarried, do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said MORRIS RUBIN and wife, JEANETTE RUBIN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of January 1953.

Mary B. Hill

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LOUISE SOWELL, a Notary Public in and for said County and State, the within named MARY B. HILL, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of January 1953.

Commission expires July 11, 1953

Louise Sowell
Notary Public

88367
DO NOT PUBLISH

WARRANTY DEED

FROM

MARY B. HILL

TO

MORRIS RUBIN and wife,
JEANETTE RUBIN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 JAN 1953
at 11:02 o'clock A.M.
Noted in Book 29 Page 365
Recorded in Book ___ Page ___
Recording Fee $ 2.00
JAMES P. WILSON, Register
By M. McAnally Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed.
Abstracts of Title.
223 Third Ave. North
NASHVILLE, TENN.

Form 103
PROVIDENT TRUST COMPANY