WARRANTY DEED

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

cash in hand paid by Norman W. Ginsberg, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frank Wade,

have bargained and sold, and by these presents do transfer and convey unto the said Norman W. Ginsberg his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the southeasterly parts of lots Nos. 5 and 6 on the plan of West End Park, as of record in book 161, page 47, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, July 21, 1916, as follows:

Beginning on the northerly margin of Park Road adjoining the Murphy Road at the corner of lots Nos. 4 and 5; thence with the line between said two lots, north 38 1/2 degrees east 145.8 feet to the common corner of lots Nos. 3, 4, 5 and 6, continuing in the same direction and with the line between lots Nos. 3 and 6, 80 feet, in all 225.8 feet to the southeast corner of the H. J. Mikel lot; thence with his line, north 52 degrees west 100 feet to an iron pin; thence south 38 1/2 degrees west 80 feet to the dividing line between lots Nos. 5 and 6, continuing in the same direction 217 1/4 feet, in all 297 1/4 feet to the northerly margin of Park Road; thence with said road, south 87 degrees east 122 1/2 feet to the beginning.

Being the same real property conveyed to Frank Wade and wife, Elizabeth V. H. Wade, by deed from Lucy Deegan, dated May 28, 1951, filed May 29, 1951, and recorded in book 1975, page 407, Register's Office for said County, the said Elizabeth V. H. Wade having since died.

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

And I *do covenant with the said* Norman W. Ginsberg *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 by State and County taxes for 1962, which are pro-rated and assumed by the grantee.

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Norman W. Ginsberg, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 31st *day of* August, 19 62

Frank Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lyda K. Burgess, *a Notary Public in and for said County and State,* Frank Wade

the within named bargainor , with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville

this 31st *day of* August, 19 62

Lyda K. Burgess
Notary Public

My Commission Expires April 20, 1966
Commission expires