TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten and no/100 DOLLARS

cash in hand paid by Mollie Feigenbaum, Marilyn Stern and Marcia Cohen

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Wallace Baber and wife, Ben Alice Baber

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 18 and 19 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract, and Love-McFerrin Tract, as of record in Book 421, page 52, Register's Office for said County.

Said Lots Nos. 18 and 19 front together 70 feet on the westerly side of North 9th Street and run back between parallel lines with the southerly margin of Mansfield Avenue, 150 feet to an alley.

Being the same property conveyed to Wallace Baber and wife, Ben Alice Baber, by two deeds; one from Bransford Realty Company, of record in Book 1014, page 225, and the other from Eddie Gordon and wife, of record in Book 1850, page 141, both of the Register's Office for Davidson County, Tennessee.

* except for a deed of trust of record in Book 3023, page 437, and by record in Book 3622, page 380, RODC, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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* unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 6th day of July, 19 64

Wallace Baber

Ben Alice Baber

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

Personally appeared before me, Ronald [illegible], a Notary Public in and for said County and State, the within named Wallace Baber and wife, Ben Alice Baber

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 19 64

Commission expires 2-26-1965

Ronald [illegible]
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
Wallace Baber and wife,

TO
Ben Alice Baber

Mollie Feigenbaum, Marilyn Stern and Marcia Cohen

41548

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 13 3 58 PM '64

RECORDED IN BOOK 1095 PAGE 496
RECORDING FEE $ 2.00
DEP. REG. 1.00

Published by
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NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia