WARRANTY DEED

For and in Consideration of the sum of Seven-Hundred-Fifty- ($750.00)

DOLLARS

cash in hand paid by Herman Ruben and wife Rose Ruben, the receipt of which is hereby acknowledge, and for other valuable considerations,

WE, MARY AUSTIN BYNUM AND ADA DAISY AUSTIN LEWIS

have bargained and sold, and by these presents do transfer and convey unto the said HERMAN RUBEN and wife, Rose RUBEN

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A triangular lot situated at the intersection of Robertson and Donelson streets and Meredith avenue as shown on the plan of the Hermitage Addition, of record in Book 57,Page 43 RODC, Tennessee, described as follows;

Beginning at the southeast corner of Robertson and Donelson Streets; running thence easterly with the southerly margin of of Robertson street 87 feet to the northwesterly marging of Meredith avenue; thence with the northwesterly margin of said avenue,111 feet to the easterly margin of Donelson street; thence northerly with the easterly margin of said street,69.1 feet to the beginning, and being the same property deeded to Mose Worley and wife Mary W.Bass,(widow),et al, as of record in Book 814,Page 269 RODC,Tennnassee.

(Robertson street has been changed to Napier street, and Donelson street has been changed to Low Street since the above tract was originally planned)

Being the same property conveyed to Virgil Austin and wife, Mary Austin, by installment deed from Mose Worley,et ux, recorded in Book 1679,Page 474, RODC,Tennessee.

Being the same property set out in the decree quieting title and vesting said title in grantors herein, in the case of Mary Austin Bynum,et al, vs Unknown Heirs,etc., Rule No.85345, Chancery Court,Davidson County,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 HERMAN RUBEN AND WIFE, ROSE RUBEN *their heirs and assigns, forever.*

And we *do covenant with the said* Herman Ruben and wife, Rose Ruben *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 we, Mary Austin Bynum and Ada Daisy Austin Lewis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Herman Ruben and wife Rose Ruben their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 17th *day of* June, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Austin Bynum

Ada Daisy Austin Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rolande R.Elliott, a Notary Public in and for said County and State, the within named ~~XXXXXXXXXXXXXXXXXXXXX~~ Mary Austin Bynum

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 Davidson County, Tennessee, this 17TH day of ~~June~~ August, 19 64

Rolande R Elliott, Notary Public.

Commission Expires October 25,1965

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, Roland J. Morin, a Notary Public in and for said County and State, the within named Ada Daisy Austin Lewis

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 Cambridge, Massachusetts, this 15th day of ~~XXXX~~ August, 19 64

Roland J Morin, Notary Public.

Commission Expires September 27, 1969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 3805 PAGE 141

STATE TAX $ 1.13
PROBATE .50
TOTAL $ 1.63

AUG 25 1964

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

PAID AUG 25 1964

C T

47679

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 9 37 AM '64

NOTED: BOOK 109 PAGE 274
RECORDING FEE $ 2.25
DEP. REG. L

WARRANTY DEED

FROM

MARY AUSTIN BYNUM and ROSE RUBEN

TO

ADA DAISY AUSTIN LEWIS and HERMAN RUBEN and wife,

...liments of
Title Company
...ivision of
...e Insurance Company
... Trust Building
... Third & Union
...E, TENNESSEE