BOOK 3895 PAGE 141

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irvin Lipszyc (NAME:)	Same (NAME:)	14 W 5460
514 McGavock Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 105-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR 321 M.P.

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Irvin Lipszyc and wife, Elizabeth Lipszyc, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George J. Spain and wife, Elizabeth C. Spain hereinafter called 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:

Being part of Lot No. 25 on the plan of the Old Fairground Property, as of record in Book 21, page 116, Register's Office for said County, described as follows:

Beginning on the easterly margin of Breen Avenue on the line between lots Nos. 25 and 26; thence with said line, easterly 177 feet, more or less, to the westerly margin of Johnson Avenue; thence with the westerly margin of Johnson Avenue, northerly 70 feet, more or less, to the southeast corner of a part of said lot conveyed by J.H.Johnson to W. J. Hewitt by deed of record in Book 165, page 478, said Register's Office; thence with said Hewitt's southerly line, westerly 177 feet, more or less, to the easterly margin of Breen Avenue; thence with said Avenue, southwardly 70 feet, more or less, to the beginning, including and excluding any rights the public may have in an alley running parallel with said two avenues and midway between the same.

This is unimproved ( ) Vacant Lot / improved ( ) property, known as ____ Creek Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. Wherever 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 the 26 day of May, 19 65.

George J. Spain
Elizabeth C. Spain

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

MAY 27 1965

STATE OF TENNESSEE
Davidson County

R. E. WORRALL
COUNTY COURT CLERK

Personally appeared before me, Martha L. Mayo, a Notary Public in and for said County and State, the within named George J. Spain and wife, Elizabeth C. Spain

PAID MAY 27 1965

the bargainor S, 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 26 day of May, 19 65

Commission expires February 6, 1968

Martha L. Mayo
Notary Public

WARRANTY DEED

FROM George J. Spain, et ux

TO Irvin Lipszyc, et ux

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

82265

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 27 9 50 AM '65

NOTE BOOK 111 PAGE 47

RECORDING FEE $ 2.00

DEP. REG. ----