Prepared by O. B. Hofstetter Sr., Attorney
304 American Trust Building
Nashville, Tennessee

# WARRANTY DEED

BOOK 3914 PAGE 650

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry & Yechiel Stern (NAME) | Harry & Yechiel Stern (NAME) | W4-10425 and W2-2365 |
| 630 Exchange Building (STREET ADDRESS OR ROUTE NUMBER) | 630 Exchange Building (STREET ADDRESS) | MAP 81-16 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | PAR 597 MAP 81-16 PAR 200 |

*For and in Consideration of the sum of* Five Thousand, Two Hundred Fifty and no/100 ($5,250.00) MS ---------- *DOLLARS*

cash in hand paid us by Harry Stern and Yechiel Stern, the receipt of which is hereby acknowledged, we, John A. Brunner, Edward P. Brunner, Sr. Margaret Brunner Sander, and Patricia Brunner Fox, only next of kin and heirs at law of Elizabeth Mary Brunner and William J. Brunner, both deceased,

*have bargained and sold, and by these presents do transfer and convey unto the said* Harry Stern and Yechiel Stern, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

PARCEL NO. I:
Being Lot No. 79 on the plan of McGavock, Wetmore and others, of record in Book 21, page 78, Register's Office for said County. Said Lot No. 79 fronts 50 feet on the southerly side of Monroe Street and runs back between parallel lines 157 feet to an alley. Being the same property conveyed to Mary Elizabeth Brunner (now deceased) by deed from Patricia Brunner Fox and husband of record in Book 2694, page 441, Register's Office for said County. The said Mary Elizabeth Brunner and Elizabeth Mary Brunner being one and the same person.

PARCEL NO. II:
Being the easterly one-half of Lot No. 19 in Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office for said County.
Said part of said lot fronts 25 feet on the northerly side of Jackson Street and runs back between parallel lines 158 feet to an alley. Being the same property conveyed to Elizabeth Mary Brunner (now deceased) by deed from John A. Brunner and wife, of record in Book in Book 2482, page 507, Register's Office for said County.

1020 Jackson Street and
This is unimproved ( ) / improved (X) property, known as 1011 Monroe Street Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Harry Stern and Yechiel Stern, 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,* except by taxes for year 1965 which are being prorated and assumed by grantees.

*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.*

*Witness* our *hand*s *this* 1st *day of* July, *19*65, ~~xxx~~
~~xxxxxxxxxxxxxx if any, having xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
~~xxxxxxxxxxx said day and date.~~

John A. Brunner
Margaret Brunner Vandiver
Edward P. Brunner
Patricia Brunner Hof

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, Martha J. Taylor, a Notary Public in and for said County and State, the within named Patricia Brunner Fox, 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 Dallas, Texas, this 1st day of July, 1965.

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Martha J. Taylor
Notary Public

My commission expires: 6-7-1968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Elizabeth J. Hopkins, *a Notary Public in and for said County and State, the within named* John A. Brunner, ~~Edward P. Brunner,~~ Margaret Brunner Sander ~~and Patricia Brunner Fox~~

*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* 1st *day of* July, *19* 65.

Elizabeth J. Hopkins, *Notary Public.*

*Commission Expires* October 30, 1967

STATE OF TEXAS
COUNTY OF DALLAS

*Personally appeared before me,* Mary Frances Witherspoon, *a Notary Public in and for said County and State, the within named* Edward P. Brunner, Sr.

*the 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* Dallas, Texas, *this* 6th *day of* July, *19* 65.

Mary Frances Witherspoon, *Notary Public.*

*Commission Expires* June 1, 1966

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* .....

# WARRANTY DEED

G-180905 FROM

JOHN A. BRUNNER, ET AL

TO

HARRY STERN & YECHIEL STERN

REGISTERS OFFICE

PLEASE PUT IN TENN. TITLE CO. BOX

STATE TAX $ 7.15
PROBATE .50
TOTAL $ 7.65

JUL 21 1965

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

PAID JUL 21 1965
CT

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Jul 21 11 08 AM '65

RECORDING FEE 2.50
DEP. REG. .50

8 9 6 9 9

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Compliments of

**Guaranty Title Company**

A Division of

HOFSTETTER & HOFSTETTER, ATTYS.
304 American Trust Bldg.