BOOK 3928 PAGE 167

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Ben F.Bornstein,Jr. (NAME:)	Kimbrough Kavanaugh + Assoc. (NAME:)	12D-55196
3237 Doverside Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	Map 50-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) Tenn. (ZONE) (STATE)	Par. 34

For and in Consideration of the sum of ----------($10.00)----------

Ten Dollars and no/100---------- **DOLLARS** paid in cash by Ben F.Bornstein,Jr., and other good and valuable considerations, receipt of which is hereby acknowledged, a part of which is that the purchaser has assumed and agreed to pay the balance of a loan secured by Deed of Trust in Book____,Page____, Register's Office for Davidson County, Tennessee, to secure the payment of a note to Kimbrough-Kavanaugh Associates in the approximate unpaid balance of $16,586.14,

We, Charles W.Hess and wife, Anne S.Hess

have bargained and sold, and by these presents do transfer and convey unto the said Ben F.Bornstein,Jr.m unmarried

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

Being Lot No. 715 on the Plan of Parkwood Estates, Section 4, of record in Book 3300,page 79, Register's Office for said County, as follows:

Said Lot No. 715 fronts 73.0 feet on the northerly margin of Doverside Drive and runs back between lines, 145 feet on the easterly line and 140.6 feet on the westerly line to a dead line on which it measures 79 feet.

Being the same property conveyed to Charles W.Hess and wife, Anne S.Hess by deed from Gaines and Gaines Construction Company of record in Book 3902,page 82, said Register's Office.

Subject to restrictions in Book 3313,page 402, Book 3434, page 270 and amended in Book 3616, page 269, said Register's Office.

This is unimproved ( ) improved ( ) property, known as ---------- (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 Ben F.Bornstein,Jr.

his **heirs and assigns, forever.**

And we **do covenant with the said** Ben F.Bornstein,Jr.

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.**

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

And we, Charles W.Hess and wife, Anne S.Hess **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ben F.Bornstein,Jr.

his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** August, 19 65

× Charles W. Hess

× Anne S. Hess

STATE OF TENNESSEE
Davidson County

BOOK 3928 PAGE 168

Personally appeared before me, James L. Ellis, a Notary Public in and for said County and State, the within named Charles N. Hess and wife, Anne S. Hess

the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August 1965.

Commission expires Aug. 9, 1967

James L. Ellis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

DUPLICATE
AUG. 26
DAVIDSON CO. TENN.

WARRANTY DEED

FROM
CHARLES W. HESS, ET UX

TO
BEN F. BORNSTEIN, JR.

STATE TAX $ 24.87
PROBATE $ 25.00
TOTAL $ 49.87

AUG 26 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 26 1965

CT

94863

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 26 11 57 AM '65

NOTED-BOOK 1.12 PAGE 324
RECORDING FEE $ 2.00
DEP. REG. 2

DOCUMENTARY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.