S

WARRANTY DEED

BOOK 4003 PAGE 200

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Morris Levine	Same	Map 105-4
(NAME:)	(NAME:)	Par. 20
200 Baxter Building		Map 93-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 239
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One & No/100ths ($1.00) Dollar, cash in hand paid by Morris Levine and wife, Virginia H. Levine, and other good, valuable and sufficient consideration, the receipt of all of which is by us acknowledged,

This instrument was Prepared By

Morris Levine

Morris Levine, Attorney-at-Law

200 Baxter Building, Nashville, Tenn.

We, C. O. Stuart and wife, Amanda Stuart,

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

Tract No. 1: Being parts of Lots Nos. 296 and 297 on the Maury and Claiborne Plan, as of record in Book 21, pages 84 and 85, said Register's Office described as follows:

Beginning at a point in the westerly margin of Fairfield Avenue, 32 feet north of the northwest intersection of said Fairfield Avenue and Short Street; thence westerly and parallel to the northerly margin of said Short Street, 52 feet to a point; thence northerly and parallel to the westerly margin of said Fairfield Avenue, 36 feet to a pointin Sneed's line; thence easterly with said Sneed's line 52 feet to a point on the westerly margin of said Fairfield Avenue; thence with the margin of the same, southerly 36 feet to the beginning.

Included in the above description but specifically excluded is that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, consisting of some 30 square feet and a slope easement of 20 square feet as described in deed from the grantees herein to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to C. O. Stuart by deed from Virginia H. Levine and husband, Morris Levine, of record in Book 3911, page 954, Register's Office for Davidson County, Tennessee.

Tract No. 2: Being Lot No. 432 on the map of Maury and Claiborne's Addition, as of record in Book 21, pages 84 and 85, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 432 fronts forty feet on the southerly side of Perkins Street and runs back between parallel lines 147 feet, more or less, to an alley.

Being the same property conveyed to C.O.Stuart by deed from Bobbie Jones, Trustee, with full power to sell,transfer,mortgage or convey without the joinder of any beneficiary, of record in Book 3909, page 781, Register's Office for Davidson County, Tennessee.

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unimproved (X)
This is improved ( ) property, known as (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 Morris Levine and wife, Virginia H. Levine, their *heirs and assigns, forever.*

And we *do covenant with the said* Morris Levine and wife, Virginia H. Levine *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, C. O. Stuart and wife, Amanda Stuart, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Morris Levine and wife, Virginia H. Levine, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24 *day of* February, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. O. Stuart

Amanda Ruth Stuart

256-9788
Tract.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. J. Mealor Jr., a Notary Public in and for said County and State, the within named C. O. Stuart and wife, Amanda Stuart,

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 26th. day of February, 1966.

A. J. Mealor Jr., Notary Public.

Commission Expires 7/25/66

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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

FROM

C.O.Stuart, et ux

TO

Morris Levine, et ux

23299

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 6 9 59 AM '66

NOTED: BOOK 113 PAGE 268

RECORDING FEE $ 2.00

DEP. REG. ----- X

Guaranty Company of

Kansas City Life Insurance Company

A

Building

S. Union

NASHVILLE, TENNESSEE

STATE TAX $ 1.50

PROBATE .50

TOTAL $ 2.00

APR 6 1966

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

PAID APR 6 1966