This Deed Prepared By
Leon Ruben, Attorney
125 Lafayette St.
Nashville, Tennessee

WARRANTY DEED

BOOK 4018 PAGE 719

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Ruben (NAME)	Same (NAME)	MAP 105-3
125 Lafayette St. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	PAR 138
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	R28

For and in Consideration of ~~the XXXX~~ Love and affection which I have for my son and Daughter-in-law ~~XXXXXX~~ AND other good, valuable and sufficient consideration, the receipt of all of which is by me acknowledged,

I, Rose Ruben, a widow *have bargained and sold, and by these presents do transfer and convey unto* my ½ undivided interest, *the said* Leon Ruben and wife Myra L. Ruben their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 413 on the map of Maury and Claiborne's Addition to Nashville, as of record in Book 21, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 413 fronts 40 feet on the easterly side of Wharf Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Herman Ruben and wife, Rose Ruben and Leon Ruben and wife Myra Ruben, by deed from Joanna Richmond Malone, of Record in Book 3957, page 307 Register's Office for said County. The said Herman Ruben having since passed away.

This is (unimproved (X) improved ( ) property, known as 29 (House Number) Wharf Ave. (Street) Nashville, Tennessee 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 Leon Ruben and wife Myra L. Ruben their *heirs and assigns, forever.*

And I *do covenant with the said* Leon Ruben and wife Myra L. Ruben *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it,* ½ undivided interest *and the same is unencumbered.*

And I, Rose Ruben, A Widow *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leon Ruben and wife, Myra L. Ruben, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 20 *day of* May, 1966, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rose Ruben

BOOK 4018 PAGE 720

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned [illegible], a Notary Public in and for said County and State, Rose Ruben

the within named 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 Nashville, Tennessee this 19 day of May, 19 66.

[illegible]
Notary Public

My Commission Expires Oct. 30, 1956
Commission expires

My Commission Expires Oct. 30, 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

STATE TAX $ 4.50
PROBATE $
TOTAL $ 4.5

MAY 20 1966

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

PAID MAY 20 1966

WARRANTY DEED

FROM
Rose Ruben
TO
Leon Ruben, Etux

29144

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 20 1 31 PM '66

NOTED: BOOK 114 PAGE 182
RECORDING FEE $ 2.00
DEP. REG. M

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

200