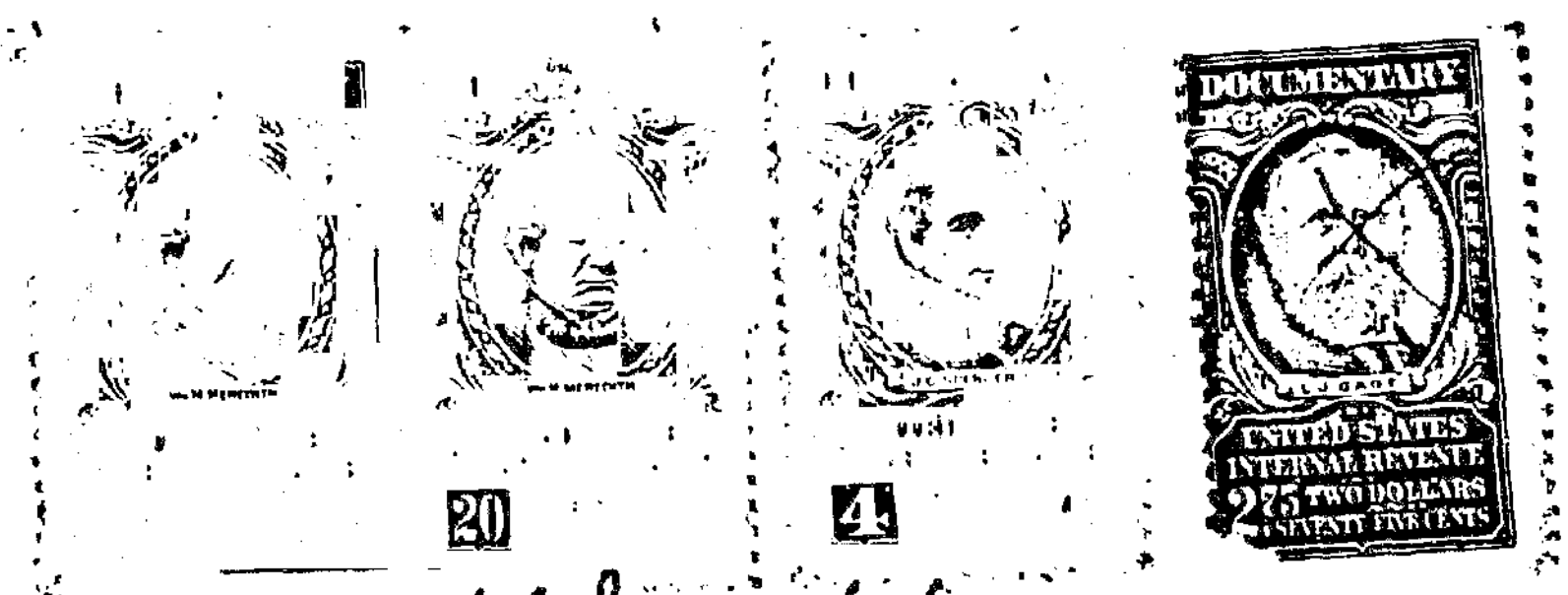
Prepared by Harris A. Gilbert, 1310 Nashville Bank & Trust Company Building, Nashville, Tennessee 37201

BOOK 4091 PAGE 499

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. J. Weber (NAME)	P. J. Weber (NAME)	Map. 93-10
501-3 Third Ave. S. (STREET ADDRESS OR ROUTE NUMBER)	501-3 Third Ave. S. (STREET ADDRESS)	Par. 458
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of FORTY-TWO THOUSAND FIVE HUNDRED and NO/100 ($42,500.00) - *DOLLARS* cash in hand paid by P. J. Weber to Willie T. Lusky, the widow of Lou Lusky, deceased, individually and as Executrix under the Last Will and Testament of Lou Lusky, deceased, I, Willie T. Lusky, widow of Lou Lusky, deceased, individually and as Executrix under the Last Will and Testament of Lou Lusky, deceased,



1/6/67

have bargained and sold, and by these presents do transfer and convey unto the said P. J. Weber his *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 an unnumbered tract on the west side of Third Avenue South, and marked "Mary J. Banks", as shown on the unrecorded Map of College Campus, described as follows:

Beginning at a point in the west margin of 3rd Avenue South, 119 feet, more or less, south of the south margin of Peabody Street; thence westerly parallel to the south margin of Peabody Street, 161 feet to the east margin of Hume Street, formerly Almond Street; thence with the margin of the same, southerly 30 feet to a point; thence easterly 161 feet to the west margin of 3rd Avenue South; thence with the margin of the same, northerly 30 feet to the point of beginning.

Being the same real property conveyed to Lou Lusky and wife, Willie T. Lusky, by deed from Jno. B. Cobb, County Court Clerk, of record in Book 1879, page 521, Register's Office for said County, the said Lou Lusky having since died.

TRACT NO. 2: Being Lots Nos. 73, 74 and 75 and an unnumbered lot on the plan of College Campus, not of record. Said lots and the unnumbered lot adjoin and front together 119 feet 10 inches, more or less, on the easterly side of Hume Street, formerly Almond Street, and run back between parallel lines, Lot No. 73 running back along the southerly margin of Peabody Street, 161 feet to the westerly margin of 3rd Ave. South, formerly College Street. A 1/2 undivided interest in said property was conveyed to Willie T. Lusky by deed from Sam Garfinkle, of record in Book 1428, page 532, Register's Office for said County; and the other 1/2 undivided interest in said property was devised to First American National Bank of Nashville, Tennessee, as Trustee by will of Lou Lusky, deceased, originally probated in the office of the County Court Clerk of Sumner County, Tennessee, a certified copy of which is of record in Book 3399, page 81, Register's Office for Davidson County, Tennessee.

This conveyance is made in accordance with the following provisions of the will of Lou Lusky, deceased, of record in Book 3399, page 81, Register's Office for Davidson County, Tennessee, which contains the following provisions:

"ITEM VIII. It is further my will and I hereby nominate and appoint my wife, Mrs. Willie T. Lusky, as Executrix of this my Will and upon her death, disability, resignation, or failure to act, said First American National Bank, of Nashville, Tennessee, is hereby appointed Executor, and wherever I refer to my Executors in this my Will, I mean to include either or both my Executrix and Executor. My said Executors shall act without bond and have the power and authority to sell for cash or on terms, at private or public sale, and exchange, mortgage, pledge and lease, all or any part of my property and estate, and enter into leases extending for a term or period beyond the close of administration of my estate, all without obtaining the approval of any Court or beneficiary; and my Executors shall have all powers during administration of my estate hereinabove vested in my testamentary trustee; provided, however, my executors shall be required to follow the advice of my friends, Arthur H. Blair and John M. Barksdale, or either of them, if the other be dead, absent, or under legal disability.

"It is further my will that, in the event either Arthur H. Blair or John M. Barksdale be dead and my Executor or Trustee should deem it necessary to seek advice, my nephew, Dr. Arnold H. Haber, of Nashville, Tennessee, may be consulted along with the survivor of the two above named persons; and if both be dead, it is my desire that my nephew, Louis Lusky, of Louisville, Kentucky, act as advisor, along with Dr. Arnold Haber, whenever called upon by my Executor or Testamentary Trustees, or their successors."

The said Arthur Blair being deceased, letter of advice from John M. Barksdale and Dr. Arnold H. Haber has been given to the Executrix approving this conveyance and has been furnished to P. J. Weber.

This is improved ( ) property, known as 501-503 Third Avenue, South, 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 P. J. Weber, his *heirs and assigns, forever.*

And I *do covenant with the said* P. J. Weber *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Willie T. Lusky, individually and as Executrix under the Last Will and Testament of Lou Lusky, deceased *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* P. J. Weber his *heirs and assigns, against the lawful claims of all persons whomsoever.*

Witness my *hand this* 19th *day of* December, *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.*

Willie T. Lusky
Individually and as Executrix
Under the Last Will and
Testament of Lou Lusky deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hans A. Gilbert, a Notary Public in and for said County and State, the within named Willie T. Lusky, individually and as Executrix under the Last Will & Testament of Lou Lusky, deceased

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 Nashville, Tennessee, this 14th day of December, 1966.

Hans A Gilbert
Notary Public.

Commission Expires Aug. 22, 1967

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.

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STATE TAX $ 6375
PROBATE .50
TOTAL $ 6425

JAN 6 1967

PAID JAN 6 - 1967

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

56383

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 6 1 39 PM '67

NOTED: BOOK 115 PAGE 590
RECORDING FEE $ 3.00
DEP. REG. 47

WARRANTY DEED

FROM

TO

Mail
P. O. Weber,
504 - 3rd Ave S
Nashville, Tenn

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE