BOOK 4158 PAGE 686

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL W. BROTHERS COMPANY,	RUSSELL W. BROTHERS COMPANY,	Map 104-6
3322 WEST END AVENUE	3322 WEST END AVENUE	Par 85
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of ONE HUNDRED THOUSAND ($100,000.00) ---------- *DOLLARS*, of which $20,000.00 has been paid in cash by Grantee, receipt of which is hereby acknowledged, and for the remaining $80,000.00 the said Grantee has executed its promissory note of even date herewith, payable in fifteen equal annual installments, with interest at 5-3/4% to secure the payment of which indebtedness a lien is expressly retained on the land herein conveyed,

I, Tillie Rosenberg, a widow, *have bargained and sold, and by these presents do transfer and convey unto the said* Russell W. Brothers Company, its successors, and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of lot No. 4 in the West End Land Company's Plan of West End Park, as of record in book 161, page 47, Register's Office for said County, described as follows:
Beginning at the southeast corner of lot No. 5 on said plan and the southwest corner of lot No. 4 and in the northerly margin of what is known as Park Street; thence north 36° 45' east, with the west line of lot No. 4, 205.8 feet to the southwest corner of the lot conveyed by Paul Roberts and wife to R. P. Crockett by deed of record in book 356, page 393, said Register's Office; thence with the southerly line of said lot, south 53° 15' east 280 feet, more or less, to the northerly margin of Park Street; thence with the same westwardly 339 feet, more or less, to the point of beginning.
Being the same real property conveyed to Abe Rosenberg and wife, Tillie Rosenberg, by deed from E. B. Sulzbacher and wife, of record in book 1715, page 503, said Register's Office, the said Abe Rosenberg having since died.

This is improved (X) property, known as 3324 (House Number) West End Avenue (Street), Nashville (P. O. Address), Tennessee (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 Russell W. Brothers Company, its successors and assigns, *forever.*

And I *do covenant with the said* Russell W. Brothers Company, *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,* except lien of 1967 taxes which have been prorated and are assumed by the purchaser.

And I, the said Tillie Rosenberg, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors and assigns *against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3rd *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tillie Rosenberg
TILLIE ROSENBERG

8405

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ann Lloyd, a Notary Public in and for said County and State, Tillie Rosenberg, a widow,

the within named 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 3rd day of August, 19 67.

Mary Ann Lloyd Notary Public

Commission expires Aug. 19, 1969

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

TILLIE ROSENBERG

TO

RUSSELL W. BROTHERS COMPANY,

82662

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 11 57 AM '67

RECORDED IN BOOK 117 PAGE 65

RECORDING FEE $ 1.00

DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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

AUG 4 1967

STATE TAX $ 1.00
PROBATE
TOTAL $ 1.00

PAID AUG 4 - 1967