WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Ruben Et Al (NAME:)	Same (NAME:)	Map 106-5 Pt. 59
123 Lafayette Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	mo

For and in Consideration of the [redacted] love and affection, which I have for my son and daughter; namely, Leon Ruben and Jeanette Rubin. [redacted]

This Instrument Was Prepared By

Morris Levine

MORRIS LEVINE, Attorney-at-Law
200 Baxter Bldg., Nashville, Tenn.

I, Rose Ruben, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Leon Ruben and Jeanette Rubin, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 19 on the unrecorded Map of Saxon's Addition of the W.L. Nance Lands, located in the 6th Civil District, and described according to a Map made by Pete Meyer, Surveyor, dated March 21, 1946, as follows:

Beginning at a point in the east margin of Paris Street, 150 feet south of an iron pin at the northwest corner of Lot No. 22; thence with said Avenue, south 4 deg. west 50 feet to the corner of Lots 18 and 19; thence east with the line between said lots, 175 feet; thence along the rear of Lot 19, north 4 deg. east 50 feet to the corner of Lots 19 and 20; thence west with the line between said lots, 175 feet to the beginning.

Being the same property conveyed to H. Ruben and wife, Rose Ruben, by deed from Eugene E. Hughes, unmarried, by deed of record in Book 2444, page 340, said Register's Office. (The said H. Ruben having since passed away.)

This is unimproved ( ) improved (X) property, known as 58 (House Number) Paris Avenue (Street) Nashville, Tennessee (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 Leon Ruben and Jeanette Rubin, as tenants in common, their heirs and assigns, forever.

And I do covenant with the said Leon Ruben and Jeanette Rubin 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, 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 Jeanette Rubin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of December, 1967

Rose Ruben

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Ruben, a widow,

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 29th day of December 19 67.

Commission expires May 24, 1970

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

STATE TAX $ 1.25
PROBATE $ 1.50
TOTAL $ 2.75

DEC 29 1967

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

PAID DEC 29 1967
CT

WARRANTY DEED

FROM
Rose Ruben, a widow,

TO
Leon Ruben and Jeanette Rubin

01376

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 29 11 02 AM '67
NOTED: BOOK 118 PAGE 65
RECORDING FEE $ 3.00
DEP. REG. K

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.