This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, Tennessee

WARRANTY DEED

BOOK 4205 PAGE 80

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Ruben	Same	Map 105-3
(NAME:)	(NAME:)	Par. 300
125 Lafayette Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$10.00----------

----------Ten and no/100----------*DOLLARS*

cash in hand paid by Leon Ruben and wife, Myra L. Ruben, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Joe McClure and wife, Susie McClure, *have bargained and sold, and by these presents do transfer and convey unto 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 the northerly 50 feet of lot No. 22 on the plan of Trimble's Addition to Nashville, as of record in Plan Book 1, page 34, Chancery Court at Nashville. (Being shown as Lot No. 22 on the plan of Trimble's First Addition to Nashville, as of record in Book 19, page 220, Register's Office for said County.)

Said part of lot No. 22 on the first mentioned plan fronts 50 feet on the westerly side of First Avenue, South and runs back between parallel lines 183½ feet to an alley.

Said lot No. 22 on the last mentioned plan fronts 50 feet on the westerly side of First Avenue, South and runs back between parallel lines 183½ feet to an alley.

Being the same real property conveyed to Joe McClure by deed from Joseph Howard McClure, of record in Book 4105, page 887, said Register's Office.

This is unimproved (X) improved ( ) property, known as 1219 (House Number) First Avenue, South (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 we *do covenant with the said* Leon Ruben and wife, Myra L. Ruben, *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, Joe McClure and wife, Susie McClure, *do further covenant and bind* ourselves, our *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 our *hand*s *this* 16th *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe McClure

Susie McClure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,500.00

Joe McClure
Affiant

Subscribed and sworn to before me, this the ____ day of January, 19 68

Notary Public

My Commission Expires: May 24, 1970

(Affix Seal)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe McClure and wife, Susie McClure,

the within named bargainor S, 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 12th day of January, 1968.

Notary Public

My Commission expires May 24, 1970

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.....

02826

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 16 1 59 PM '68

NOTED BOOK PAGE
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 9.10
PROBATE .50
TOTAL $ 9.60

JAN 16 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Joe McClure Et Ux

TO
Leon Ruben Et Ux

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