This Instrument Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4222 PAGE 239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loventhal Bros., Inc. (NAME:)	same (NAME:)	Map 92-15 Pt. 90
1910 Church Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MO

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

----------TEN AND NO/100----------*DOLLARS*
Cash paid by Loventhal Bros., Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Elsie Ferguson,

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said Loventhal Bros., Inc.

its successors ~~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 parts of lots Nos. 13 and 14 on the Plan of part of the Elliston Property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described as follows: Beginning on the easterly margin of 23rd Avenue North, formerly Elliston Avenue, at a point 60 feet south of the southerly margin of State Street; thence with said Avenue, southwardly 90 feet; thence eastwardly and parallel with the southerly margin of State Street, 170 feet to the westerly margin of an alley; thence with said alley, northwardly 90 feet to a point 60 feet south of the southerly margin of State Street; thence westwardly 170 feet to the beginning.
Being the same real property conveyed to Louis Ferguson by deed from Lucile Taylor, of record in book 2592, page 40, Register's Office for said County, and Louis T. Ferguson conveyed an interest in said property to his wife, Elsie Ferguson, for the purpose of creating an estate by the entirety, by deed of record in book 3069, page 402, said Register's Office, and the said Louis Ferguson has since died.

unimproved ( )
This is improved ( ) property, known as ..... (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 Loventhal Bros., Inc.

its successors, ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Loventhal Bros., Inc.

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, Elsie Ferguson,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Loventhal Bros., Inc.

its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* my *hand* this 25th *day of* March, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

Elsie Ferguson
Affiant

Subscribed and sworn to before me, this the 25th day of March 19 68

Notary Public

My Commission Expires: 5/18/68
(Affix Seal)

X Elsie Ferguson
Elsie Ferguson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble, *a Notary Public in and for said County and State,* Elsie Ferguson,

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* 25th *day of* March, *19* 68.

Beverly Womble *Notary Public*

Commission expires 5/18/68

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 .....

10490

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 26 12 47 PM 68
NOTE BOOK 118 PAGE 479
RECORDING FEE $ 3.00
DEP. REG. _____ By

STATE TAX $ 143.00
PROBATE .50
TOTAL $ 143.50

MAR 26 1968

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

WARRANTY DEED
FROM
Elsie Ferguson
TO
Loventhal Bros., Inc.

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

FILE: Dobson & Johnson, Inc.