BOOK 4225 PAGE 215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lipman Realty Company, Inc.	Lipman Realty Company, Inc.	Map. 94-13
(NAME:) 289, 291, 297 & 299 Hermitage Avenue	(NAME:) 2900 Hermitage Avenue	Par. 2-3-4-
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	1
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Lipman Realty Company, Inc., and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Harry Lipman, Meyer Lipman and Sara Lipman, d/b/a Lipman Brothers, and Harry Lipman, Meyer Lipman and Sara Lipman, each individually,

have bargained and sold, and by these presents do transfer and convey unto the said LIPMAN REALTY COMPANY, INC., its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Three tracts of land in said County and State, as follows:

TRACT NO. 1: Being Lots Nos. 1 and 2 of Block "J" on the Plan of Hermitage Addition, as of record in book 57, pages 42 and 43, Register's Office for said County.
Said Lot No. 1 fronts 50 feet on the southerly side of Hermitage Avenue, formerly Lebanon Turnpike, and extends back between parallel lines with the easterly margin of an alley 156-1/2 feet to the northerly margin of another alley.
Said Lot No. 2 fronts 50 feet on the southerly side of Hermitage Avenue, formerly Lebanon Turnpike, and extends back between parallel lines 156-1/2 feet to an alley.
Being the same real property conveyed to Harry Lipman, Meyer Lipman and Sara Lipman, d/b/a Lipman Brothers, by deed from Mary L. Dodd McCanless, of record in book 4049, page 825, said Register's Office.

TRACT NO. 2: Being Lot No. 3 of Block "J" on the Plan of the Hermitage Addition to South Nashville, as of record in Book 57, pages 42 and 43, Register's Office for said County.
Said Lot No. 3 fronts 50 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, or Lebanon Pike, and extends back between parallel lines with the westerly margin of Keith Street, 155-1/2 feet to an alley.
Being the same real property conveyed to Lipman Brothers, a partnership composed of Harry Lipman and Meyer M. Lipman, by deed from Ida Mae Gray, of record in book 3961, page 508, said Register's Office.

TRACT NO. 3: Being Lot No. 13 on the map of Bass' Subdivision of the Homestead Block of the Hermitage Addition, as of record in Book 161, page 99, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 50.00

Subscribed and sworn to before me, this the 5 day of April 19 69

Affiant

My commission expires: April 26, 1970 (Affix Seal)

Notary Public

Said Lot No. 13 fronts 40 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, and runs back 142.71 feet on the westerly line, and 142.1 feet on the easterly line, with the westerly margin of an alley, to another alley in the rear, measuring 40 feet thereon.
Being the same real property conveyed to Harry Lipman, Meyer Lipman and Sara Lipman, by deed from Clara Beatrice Clements, of record in book 4098, page 208, said Register's Office.

Also conveyed by this instrument is all our right, title and interest in and to a portion of Alley No. 705 extending south from Hermitage Avenue as set out in instrument of record in book 4216, page 853, Register's Office for said County.

This is {unimproved / improved} {x} property, known as 289-291-297-299 (House Number) Hermitage 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 Lipman Realty Company, Inc., its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Lipman Realty Company, Inc. *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 *do further covenant and bind* ourselves, our successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lipman Realty Company, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 5th *day of* April, *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.*

LIPMAN BROTHERS

By Meyer M. Lipman
Partner.

By Harry Lipman
Partner.

By Sara S. Lipman
Partner.

Harry Lipman
Harry Lipman, Individually.

Meyer Lipman
Meyer Lipman, individually.

Sara S. Lipman
Sara Lipman, individually.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Harry Lipman, Meyer Lipman and Sara Lipman, partners, d/b/a Lipman Brothers,

the bargainors, 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 5th day of April, 19 68.

Alice McMahon, Notary Public.

Commission Expires April 26, 1970

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Harry Lipman, Meyer Lipman and Sara Lipman,

the bargainors, 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 5th day of April, 19 68.

Alice McMahon, Notary Public.

Commission Expires April 26, 1970

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

HARRY LIPMAN, ET AL.

TO

LIPMAN REALTY COMPANY, INC.

DO NOT PUBLISH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

APR 5 10 41 AM '68

RECORDING FEE $ 1.00

DEP. REG. _____

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1 1 1 7 5 0

RUSH

STATE TAX $ 130.00
PROBATE
TOTAL $ 130.50

APR 5 1968

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

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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