BOOK 4227 PAGE 381

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoy Scott et ux (NAME:)	Hoy Scott et ux (NAME:)	IW-11505
402 JEFFERSON ST. (STREET ADDRESS OR ROUTE NUMBER)	402 JEFFERSON (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....
TEN AND NO/100 ($10.00)----------.....*DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, CHARLES BERSS and wife, LEAH BERSS, and HAROLD S. BERNARD and wife, ANN R. BERNARD, ...*have bargained and sold, and by these presents do transfer and convey unto the said* HOY SCOTT and wife, EDNA SCOTT,
.....their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract I: Being part of lot No. 43 on the Plan of D.T. McGavock's First Addition to Nashville, of record in book 10, pages 606-609, Inc., Register's Office for said County, described as follows:

Beginning on the westerly margin of the first alley east of Fourth Avenue North, at the dividing line between lots Nos. 42 and 43; thence with said line westerwardly 53 feet 9 inches, more or less, to the northeast corner of the property conveyed to Matt Brisbo, by deed from Fred Klooz, et al, of record in book 602, page 241, said Register's Office; thence with his easterly line, southwardly 75 feet to his southeast corner; thence eastwardly 53 feet 9 inches, more or less, to the westerly margin of the aforesaid alley; thence with same, northwardly 75 feet to the beginning.

Tract II: Being the northerly 75 feet of lot No. 44 and the northerly 75 feet of the westerly part of lot No. 43 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in book 10, pages 606,- 609, Inc., Register's Office for said County, described as follows:

This instrument prepared by: I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,500.00
Subscribed and sworn to before me, this the 15TH day of APRIL 1968
My commission expires: My Commission Expires July 22, 1969 (Affix Seal)
Affiant
Notary Public

ROBERT LEE COHEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, 106 1/2 feet northerly from the northerly margin of Jefferson Street; thence with the easterly margin of said Avenue, northerly 75 feet to the southwest corner of lot No. 42; thence with the southerly line of said lot No. 42, easterly 125 feet; thence at right angles, southerly 75 feet; thence westerly 125 feet to the beginning.

Being the same property conveyed to Charles Berss and wife, Leah Berss, and Harold S. Bernard and wife, Ann R. Bernard, by deed from James E. Adams, of record in book 4090, page 285, said Register's Office.

This is unimproved (X) improved ( ) property, known as ..... Nashville, Tennessee
(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 HOY SCOTT and wife, EDNA SCOTT, their *heirs and assigns, forever.*

And we *do covenant with the said* Hoy Scott and wife, Edna Scott, *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.*, except by taxes for the year 1968, which are assumed by the Grantees herein.

And we, Charles Berss and wife, Leah Berss, and Harold S. Bernard and wife, Ann R. Bernard, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hoy Scott and wife, Edna Scott, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15TH *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.*

Charles Berss

Leah Berss

Harold S. Bernard

Ann R. Bernard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GILBERT LEE COHEN, *a Notary Public in and for said County and State, the within named* Charles Berss and wife, Leah Berss, and Harold S. Bernard and wife, Ann R. Bernard,

the 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* 15TH *day of* April, *19* 68.

Notary Public.

Commission Expires My Commission Expires July 22, 1969.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

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 purposes 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.....

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STATE TAX $ 22.30
PROBATE .50
TOTAL $ 22.80

APR 15 1968

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

WARRANTY DEED

FROM

Charles Berss et al

TO

Hoy Scott et ux

12721

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Apr 15 1 55 PM '68

RECORDING FEE $ 6.00
DEP. REG.

REAL ESTATE INSURANCE
PHIL COHEN
109 UNION ST PHONE AL 4-0711
NASHVILLE TENN
NASHVILLE, TENNESSEE