BOOK 4240 PAGE 628

WARRANTY DEED

Map 81-12
Par. 325

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry W. Moskovitz, et al (NAME:)	HORACE MOSKOVITZ (NAME:)	Map 93-15
203 FAIRFAX AVE (STREET ADDRESS OR ROUTE NUMBER)	2602 LEBANON ROAD (STREET ADDRESS)	Par. 212
NASHUILLE, TENN 37212 (CITY) (P. O. ZONE) (STATE)	NASHUILLE, 37213, TENN. (CITY) (ZONE) (STATE)	Map 93-14 Par. 235-145.1

For and in Consideration of the sum of TEN AND NO/100 ---------- M. O.

---------- ($10.00) ---------- *DOLLARS*
cash in hand paid to me by Ethel M. Geringer, Goldie M. Biener, Horace Moskovitz and Perry W. Moskovitz, and for the love and affection I bear towards them, I, Marie Moskovitz, the widow of Ben G. Moskovitz, deceased,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Ethel M. Geringer, Goldie M. Biener, Horace Moskovitz and Perry W. Moskovitz, their .....*heirs and assigns, a certain tract or parcel of land in Davidsqn County, State of Tennessee, described as follows, to-wit:*

TRACT 1: Land in Davidson County, Tennessee, being the easterly 97-1/2 feet of lot No. 70 and the southerly 27-1/2 feet of the easterly 97-1/2 feet of lot No. 69 on the plan of Ewing and Wetmore's Addition to South Nashville, as of record in Book 14, pages 202 and 203, Register's Office for said County.

Said parts of Lots Nos. 69 and 70 front together 60 feet on the westerly side of 7th Avenue, South, formerly Stevenson Street, and run back between parallel lines with the northerly margin of Allison Street 97-1/2 feet to a dead line.

Being the same property conveyed to Marie Moskovitz, by deed from Bransford Realty Company, of record in Book 1066, page 635, said Register's Office.

TRACT 2: Beginning at a point on the East side of South Cherry Street now Fourth Avenue at the Southwest corner of what was in 1874, G. W. Petway's yard, a point 112 feet South of what was then E. F. P'Pool's Southwest corner and running Southwardly along the Eastern margin of Cherry Street thirty (30) feet to a point; thence Eastwardly one hundred and thirty-six (136) feet to an alley; thence Northwardly with said alley thirty (30) feet and thence Westwardly one hundred and thirty-six (136) feet to the beginning point and being the same property conveyed to Marie Moskovitz by deed of record in Book 589, page 599, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in Davidson County, Tennessee, being the westerly 45 feet of lot No. 15 on the Plan of the subdivision of the Moses Stevens land, as of record in book 57, page 22, Register's Office for said County.

Said part of lot No. 15 fronts 45 feet on the northerly side of Woods Street and runs back between parallel lines, with the easterly margin of an alley, 46 feet to the southerly line of lot No. 14.

Being the same property conveyed to Ben G. Moskovitz and wife, Marie G. Moskovitz by deed from Mary P. Harris et al., of record in book 1286, page 50, said Register's office.

TRACT 4: Being lot No. 121 on the North Nashville Real Estate Company's Plan of lots, as of record in Book 21, page 105, of the Register's Office for said County.

Said Lot No. 121 fronts 50 feet on the east side of 8th Avenue, North, formerly McGavock Avenue, in North Nashville, and extends back between parallel lines 160 feet to an alley.

Being the same real property conveyed to Marie Greenbaum Moskovitz, by Warranty deed from Mildred Richardson, of record in book 2855, page 603, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1610 Eighth Avenue, North, 713 Seventh Avenue, South; 918 Fourth Avenue, South; and 904 Wood Street, 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 Ethel M. Geringer, Goldie M. Biener, Horace Moskovitz, and Perry W. Moskovitz, their *heirs and assigns, forever.*

And I *do covenant with the said* Ethel M. Geringer, Goldie M. Biener, Horace Moskovitz and Perry W. Moskovitz *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 *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ethel M. Geringer, Goldie M. Biener, Horace Moskovitz and Perry W. Moskovitz, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* May, *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.*

Marie G. Moskovitz

This instrument was prepared in the office of Berksdale, Whalley, Leaver, Gilbert & Frank
1310 Nashville Bank & Trust Building
Nashville, Tennessee

By Harris A. Gilbert

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 11,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marie G. Moskovitz

Subscribed and sworn to before me this the 1st day of MAY, 1968.

Carolyn W. Roberts

My commision expires: Aug. 11, 1971

BOOK 4240 PAGE 630

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carolyn W. Roberts, a Notary Public in and for said County and State, the within named Marie D. Moskovitz

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 1st day of May, 1968.

Carolyn W. Roberts, Notary Public.

Commission Expires Aug. 11, 1971

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 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.....

[illegible] 031 .....
Notary Public

Commission Expires.....

BOOK 4240 PAGE 631

100452

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

JUN 5 1 59 PH '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

JUN-5	CONV	11,250.00			
JUN-5	STAX		A*	29.12	
JUN-5	PRFEE		A*	.50	
JUN-5	MTGEED		A*	6.00	* 35.62