WARRANTY DEED BOOK 4259 PAGE 215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Schlanger et ux (NAME)	William Schlanger et ux (NAME)	Map 103-12
3518 Richland Ave. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 165
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)----------

cash in hand paid and other good and valuable considerations, the Receipt of which is hereby acknowledged, Dollars,

I, FLORENCE BEIN ESKIND,

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM SCHLANGER and wife, ESTER WEISS SCHLANGER, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Being lot No. 1 and the southerly 20 foot front and 29 foot rear of lot No. 2, Block "D", on the Plan of Cherokee Park, Section I, as of record in book 547, pages 169 and 170, R.O.D.C., Tennessee.

Said lot No. 1 and the southerly part of lot No. 2 front together 95 feet on the easterly side of Mockingbird Road and extends back 167 feet on the northerly line and 162.89 feet on the southerly line with the northerly margin of Valley Road to a dead line measuring 101.14 feet thereon, the southwest corner of said lot No. 1, being in the form of a circle with a radius of 20 feet.

Being a part of the real property conveyed to Florence Bein Eskind by deed from Mrs. Robert Porter Morgan and husband, as of record in book 1191, page 249, said Register's Office.

This conveyance is made subject to setback lines and public utility easements, as shown on plan of record in book 547, pages 169 and 170, and in instrument of record in book 819, page 28, both in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,125.00

Subscribed and sworn to before me, this the 13 day of August 19 68

Affiant: Florence Bein Eskind

My commission expires: 4/25/71 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said WILLIAM SCHLANGER and wife, ESTER WEISS SCHLANGER, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except by setback lines and easements, as hereinabove set forth, and taxes for the year 1968, which have been prorated and assumed by the Grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Schlanger and wife, Ester Weiss Schlanger, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 13th *day of* August, 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.*

Florence Bein Eskind
FLORENCE BEIN ESKIND

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, U. Dwayne Hurley, *a Notary Public in and for said County and State,* Florence Bein Eskind,

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 13th *day of* August, *19* 68

U. Dwayne Hurley *Notary Public*

Commission expires 3/5/72

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 .

AUG 13 68 CONV 12,125.00
AUG 13 68 S'TAX A* 31.46
AUG 13 68 PR'FEE A* .50
AUG 13 68 W'DEED A* 3.00 * 34.96

WARRANTY DEED

FROM
Florence Bein Eskind
TO
William Schlanger et ux

A 0 8 8 2 6

IDENTIF. REFERENCE

AUG 13 12 35 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE