BOOK 4402 PAGE 704 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March 1970

Notary Public

MY ~~COMMISSION EXPIRES~~: Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Morris Levine, Attorney, 200 Baxter Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethel Lutin and Morris Levine (NAME)	SAME (NAME)	Map 81-11 Par 521
202-5th Ave N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ethel W. Lutin and Philip A. Lutin, as Executors under will of Joseph J. Lutin, deceased, and Morris Levine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ethel Lutin, individually and Virginia H, Levine, a one-half undivided interest each

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the westerly 54 feet of Lot No. 176 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said part of Lot No. 176 fronts 54 feet on the northerly side of Cockrill Street and runs back between parallel lines, with the easterly margin of an alley, 100 feet to a dead line.

Being the same property transferred to Joe Lutin, Trustee, with full power to transfer, convey, mortgage and otherwise dispose of the same, without the necessity of joinder of any other person by deed from Miza Haye of record in Book 1637, page 65, Register's Office for Davidson County, Tennessee; the said J. J. Lutin having since died while acting as Trustee for himself, individually, and for Morris Levine, each owning a one-half undivided interest; the said interest of Joseph J. Lutin being devised to his widow, Ethel Lutin, as devisee under the will of J. J. Lutin, deceased, as of record in Will Book 93, page 493, said Probate office.

This is unimproved (X) improved ( ) property, known as 1206 Cockrill Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of October, 1969

Morris Levine

Ethel W. Lutin co-exec.

Philip A. Lutin Exec.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named Ethel Lutin, as Executrix, and Morris Levine and Philip Lutin as Executor

the bargainor, 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 3rd day of October 19 69

Commission expires 3-24-71

Dianne H McGowan
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Ethel W. Lutin and Philip A. Lutin, as Executors etc and Morris Levine

TO
One Half interest Ethel Lutin, Ind. and remaining one half undivided interest to Virginia H. Levine

A 70822

IDENTIF. REFERENCE

MAR 11 9 55 AM '70
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 11 70	CONV	*2,000.00				
MAR 11 70	S TAX		A*	5.20		
MAR 11 70	PRTEE		A*	.50		
MAR 11 70	W DEED		A*	3.00	*	8.70