Mail!
THIS INSTRUMENT PREPARED BY
DEARBORN, BERRY & WARNER, ATTYS.
400 COMMERCE UNION BANK BLDG
NASHVILLE TENNESSEE 37219

WARRANTY DEED

BOOK 4412 PAGE 713

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Abe Corenswet (NAME)	Same (NAME)	Map 93-12
411 Wilsonia Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 8
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O.

For and in Consideration of the sum of One ($1.00) - *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and love and affection, I, Abe Corenswet,

have bargained and sold, and by these presents do transfer and convey unto the said Renette I. Corenswet, to her sole use, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being parts of Lots Nos. 4, 5 and 6 on the Map of Overton-Oxmoor Plan, of record in Book 21, page 96, Register's Office for said County, described according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, December 8, 1960, as Revised December 19, 1960, as follows:

Beginning at an iron pin in the northerly margin of a 50 foot proposed street, in the southern boundary line of the property conveyed to Mid-State Steel and Roofing, Inc., by deed from Mid-Tenn Company, Inc. of record in Book 2096, page 593, said Register's Office, said point being also north 79° 17' west 62.6 feet west of the centerline of Driftwood Street; thence with said Mid-State Steel and Roofing Company's southern boundary and the northern boundary line of said proposed street north 79° 17' west 354.4 feet to an iron pin in the easterly right-of-way line of the property conveyed to State of Tennessee by deed from Mid-Tenn Company, Inc., of record in Book 3030, page 185, said Register's Office; thence with said right-of-way south 6° 50' east 198.8 feet, south 54° 59' east 53.7 feet, south 5° 21' east 67.7 feet to an iron pin 8 feet north of the centerline of a spur track; thence with a slight curve 8 feet from the centerline of said spur track in a northeasterly direction 380 feet to the beginning.

Together with an easement for a roadway 50 feet wide, running with the northerly part of the eastern boundary line of the above described tract of land, eastwardly over and across the remaining property owned by Mid-Tenn Company, Inc., to the westerly margin of Driftwood Street.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 60,000.00
Subscribed and sworn to before me, this the 20 day of April, 1970
[signature] Affiant
My commission expires: February 20, 1971 (Affix Seal)
[signature] Notary Public

Being the same real property conveyed to Abe Corenswet and his brothers, Harry Corenswet and Morris Corenswet, by deed of record in Book 3165, page 490, Register's Office for Davidson County, Tennessee, and devised to Abe Corenswet by the will of Harry Corenswet of record in Will Book 84, page 256, and by the will of Morris Corenswet of record in Will Book 92, page 250, in the office of the County Court Clerk of Davidson County, Tennessee.

BOOK 4412 PAGE 714

This conveyance is subject to the following:

1. An easement for Nashville Electric Service over and across the southern part of the premises conveyed, as shown by survey of Turner Engineering Co., Inc., dated December 8, 1960, as Revised December 19, 1960.
2. The right of ingress or egress to, from and across the property conveyed to the State of Tennessee and to and from abutting lands as shown by deed of record in Book 3030, page 185, Register's Office for Davidson County, Tennessee.
3. A lease and option to purchase entered into by and between Mid-Tenn Company, Inc., and Central Soya Company, Inc., on May 21, 1958, of record in Book 3150, page 432, Register's Office for Davidson County, Tennessee, as amended on the 21st day of December, 1960, said amendment being of record in Book 3150, page 428, said Register's Office.

Included in the above description, but specifically excluded from this conveyance, is an easement for a right-of-way for a proposed 50 foot street along the northerly part of the above described premises, as shown by said survey of Turner Engineering Co., Inc., Revised.

There is also specifically excluded from this conveyance a 1-ton steel, bulk feed tank (or bin), together with scales, unloader and elevator, all of which are located adjacent to the southeast corner of a one-story, concrete and concrete block warehouse on said premises.

unimproved ( )
This is improved ( ) property, known as ..... (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 Renette I. Corenswet, *her heirs and assigns, forever.*

And I *do covenant with the said* Renette I. Corenswet *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.,* except as set out above.

And I, Abe Corenswet, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Renette I. Corenswet, her *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 31 *day of* March, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Abe Corenswet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. J. Sykes, a Notary Public in and for said County and State, the within named Abe Corenswet,

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

Witness my hand and official seal at Nashville, Tennessee, this 31 day of March, 19 70.

Notary Public.

My Commission Expires FEB. 10, 1971

Commission Expires.

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.....

.....
Notary Public

Commission Expires.....

BOOK 4412 PAGE 716

A 75273

WARRANTY DEED

FROM

ABE CORENSWET

TO

RENETTE I. CORENSWET

IDENTIF. REFERENCE

APR 23 9 05 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

APR 23 70	CONV	60,000.00			
APR 23 70	S'TAX		A*	156.00	
APR 23 70	PR'FEE		A*	.50	
APR 23 70	W'DEED		A*	6.00	* 162.50