WARRANTY DEED

BOOK 4421 PAGE 406

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Abrahams (NAME)	Prudential Insurance Company (NAME)	5D-10151
317 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Map 133-16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Jacksonville, Florida 32203 (CITY) (ZONE) (STATE)	Par. 62

For and in Consideration of the sum of Ten and No/100---------- ----------($10.00)----------*DOLLARS*

cash in hand paid by Robert Abrahams and wife, Pearl T. Abrahams and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the assumption by Robert Abrahams and wife, Pearl T. Abrahams of the balance of an indebtedness in the amount of $11,359.25 of record in Book 3350, page 129, Register's Office for Davidson County, Tennessee.

I, Norma Frances Sexton *have bargained and sold, and by these presents do transfer and convey unto the said* Robert Abrahams and wife, Pearl T. Abrahams, their *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 lot No. 19 on the plan of Kenilworth Estates, Section 3, as of record in book 2900, pages 149 and 150, Register's Office for said County.

Said Lot No. 19 fronts 70 feet on the southwesterly side of Tampa Drive and extends back 154.5 feet on the northwesterly line and 147.1 feet on the southeasterly line to a dead line, measuring 70.3 feet thereon.

Being the same property conveyed to Norma Frances Sexton by deed from Thomas R. Bradford and wife, of record in book 3677, page 217, said Register's Office.

This conveyance is made subject to a five-foot easement for sewer across rear of premises, 5-foot easement for drainage along northwesterly line of premises, anchor easement at northeast and southeast corners of premises, 30-foot building setback line from Tampa Drive and conditions of owners certificate, as shown on plan of record in book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee; and also restrictions of record in book 3221, page 445, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 317 Tampa Drive (House Number) (Street), Nashville (P. O. Address:) Tennessee (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 Robert Abrahams and wife, Pearl T. Abrahams, their *heirs and assigns, forever.*

And I *do covenant with the said* Robert Abrahams and wife, Pearl T. Abrahams, their *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 above stated and taxes for the year 1970 which the Grantees agree to assume.

And I, Norma Frances Sexton *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Abrahams and wife, Pearl T. Abrahams, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* May, *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.*

Norma Frances Sexton

This instrument prepared by:
William O. Lee
American Trust Building

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,259.25

Subscribed and sworn to before me, this the 28th day of May, 1970

Affiant

My commission expires: 2/1/72 (Affix Seal)

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* Norma Frances Sexton

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 28th *day of* May, 1970.

Ethelyne Turrentine *Notary Public*

Commission expires 2/1/72

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.....

Consideration — $17,259.25
Rec. — 48.37

JUN-2°	CONV	17,259.25				
JUN-2°	STAX		A*	44.98		
JUN-2°	PMTFEE		A*	.50		
JUN-2°	WDEED		A*	3.00	*	48.48

Title # 204932

WARRANTY DEED

FROM
Norma Frances Sexton
TO
Robert Abrahams, and wife,
Pearl T. Abrahams

A 79251

IDENTIF. REFERENCE

JUN 2 1 38 PM '70

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

TURRENTINE REALTY CO.