FORM NO. WD-1

BOOK 4422 PAGE 767

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Attorney 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam E. Gardner (NAME)	J. I. Kislak Mortgage Corp. (NAME)	Map 105 9
1000 Caldwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par 205
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida (CITY) (STATE) (ZIP)	16W 17060

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, RONALD S. ZEITLIN AND WIFE, EVELYN ELAINE ZEITLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM E. GARDNER AND WIFE, ANNIE M. GARDNER

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:

LAND in Davidson County, Tennessee, being part of Lot NO. 39 on the Plan of Waverly Place, as of record in Plat Book 57, page 95, Register's Office for said County, described according to survey by John Kohl, Surveyor, dated May 25, 1970, as follows:

BEGINNING at an iron pin in the northerly margin of Caldwell Avenue, said pin being north 85° 14' West 28.39 feet from a curve at the entrance to 10th Avenue South; thence leaving Caldwell Avenue north 3° 06' East 159.08 feet to an iron pin in the southerly margin of an alley; thence with same south 85° 18' East 43.70 feet to an iron pin in the west margin of 10th Avenue South; thence with the margin of the same south 2° 38' west 142.59 feet to the beginning of a curve; thence around said curve southwesterly 25.73 feet to an iron pin in the margin of Caldwell Avenue; thence with the margin of the same north 85° 14' West 28.39 feet to the point of beginning.

BEING the same property conveyed to Ronald S. Zeitlin by deed from The Nashville Housing Authority of record in Book 4341, page 111, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as 1000 Caldwell Avenue, 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 hand s this 4th day of June, 19 70

Ronald S. Zeitlin — Evelyn Elaine Zeitlin

Ronald S. Zeitlin

Evelyn Elaine Zeitlin

PG-mm

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD S. ZEITLIN AND WIFE, EVELYN ELAINE ZEITLIN

the bargainor, S, 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 4th day of June 1970

Commission expires ~~1-12-72~~ 2-7-71

Mary I. Montgomery
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

RONALD S. ZEITLIN ET UX

TO

SAM E. GARDNER ET UX

A 7.9852

IDENTIF. REFERENCE

JUN 8 2 12 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
Bk 8

PERCY WILKINS, JR.
ATTORNEY-AT-LAW
633 STAHLMAN BLDG.
NASHVILLE, TENNESSEE 37201

JUN-8	CONV	13,350.00				
JUN-8	S TAX		A*	34.58		
JUN-8	PD FEE		A*	.50		
JUN-8	W DEED		A*	3.00	*	38.08