This Instrument Was Prepared By

Of The Law Firm & Saindon

Stahlman Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4427 PAGE 188

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. A. Bowman, Jr. (NAME)	(NAME)	Map. 81-10 Par. 359
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Map. 91-8 Par. 51 pt.

For and in Consideration of the sum of Twenty Eight Thousand Five Hundred and No/100 ($28,500.00) ---------- *DOLLARS*

of which $11,520.89 has been paid in cash by L. A. Bowman, Jr., and wife, Susie Bowman the receipt of which is hereby acknowledged, and the said L. A. Bowman, Jr., and wife, Susie Bowman assumes and agrees to pay the unpaid balance of $7,224.70 of an original indebtedness of $9,450.00, secured by deed of trust of record in book 3845, page 574 and the unpaid balance of $9,754.41 of an original indebtedness of $14,500.00, secured by deed of trust of record in book 3567, page 431, Register's Office for Davidson County, Tennessee,

we, Ronald S. Zeitlin and Harry Zeitlin

have bargained and sold, and by these presents do transfer and convey unto the said L. A. Bowman, Jr., and wife, Susie Bowman

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being Lot No. 124 on the Plan of S. A. Champion Subdivision of certain Lots in the Harding's Addition to Nashville, as of record in book 161, page 132, Register's Office for said County.
Said Lot No. 124 fronts 50 feet on the easterly side of 23rd Avenue, North, formerly Eastland Street, and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Ronald S. Zeitlin and Harry Zeitlin by deed from J. J. Mason and wife, Anna Mason of record in book 3536, page 81, Register's Office for said County.

TRACT NO. 2: Being Lot No. 41 on the Map of L. H. Davis, Subdivision of Lot No. 41, Clifton, as of record in book 57, page 100, Register's Office for said County.
Said Lot No. 41 fronts 17 feet on the westerly side of 43rd Avenue North, formerly Douglas Avenue and runs back between lines with the northerly margin of Walker Street 150 feet on the north line and 163 feet, more or less, on the south line, or Walker Street, to an alley and measures 50 feet on said alley.
Being the same property conveyed to Ronald S. Zeitlin by deed from Everett E. Green and wife, of record in book 3674, page 389, Register's Office for said County, and Ronald S. Zeitlin and wife, conveyed a one-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the ____ day of

Affiant

My commission expires My Commission Expires April 21, 1971

(Affix Seal)

Notary Public

half undivided interest in premises to Harry Zeitlin of record in book 3931, Page 232, Register's Office for said County.

JUN26[illegible]	CONV	28,500.00			
JUN26[illegible]	STAX		A*	74.10	
JUN26[illegible]	FEE		A*	.50	
JUN26[illegible]	MDEED		A*	4.50	* 79.10

A 81890

IDENTIFICATION REFERENCE

JUN 26 10 38 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) 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 L. A. Bowman, Jr., and wife, Susie Bowman, their heirs and assigns, forever.

And we *do covenant with the said* L. A. Bowman, Jr., and wife, Susie Bowman *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.*

except as above mentioned.

And we, Ronald S. Zeitlin and Harry Zeitlin *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* L. A. Bowman, Jr., and wife, Susie Bowman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 26th *day of* June, 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.*

Harry Zeitlin

Ronald S. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Benjamin H. Carter, a Notary Public in and for said County and State, the within named Ronald S. Zeitlin and Harry Zeitlin

the bargainors, 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 2nd day of April, 19 70.

Benjamin H. Carter, Notary Public.

Commission Expires My Commission Expires April 21, 1971

NOTARY PUBLIC DAVIDSON COUNTY

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 .....