WARRANTY DEED

BOOK 4429 PAGE 602

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Buchanan (NAME)	Margaret Buchanan (NAME)	Map 130-7
4015 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	4015 Iroquois Avenue (STREET ADDRESS)	Par. 82
Nashville, Tennessee (CITY) (P. O ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

I, I. R. SCHULMAN, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said MARGARET BUCHANAN, her

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

Being lot No. 8 on the Map of a Resubdivision of Part of Royal Oaks, as of record in book 1424, page 31, Register's Office for said County.

Said lot No. 8 fronts 185 feet on the southerly side of Iroquois Place and runs back 335 feet on the easterly line and 346 feet on the westerly line, to a dead line, measuring 213.4 feet thereon.

Being the same property conveyed to I. R. Schulman and wife, Nadolyn Y. Schulman, by deed from Fidelity Federal Savings & Loan Association, of Nashville, of record in book 2246, page 561, Register's Office for Davidson County, Tennessee. The said Nadolyn Y. Schulman having since died.

This conveyance is made subject to restrictive covenants of record in book 1557, page 558, Register's Office for Davidson County, Tennessee; owner's certificate, a 70 foot minimum building setback line from Iroquois Place and a 10-foot easement for public utility purposes along the westerly side and southerly rear lines of said lot, as shown on plan of record in book 1424, page 31, Register's Office for Davidson County, Tennessee, and easement for sanitary sewers and/or storm drainage of record in book 4260, page 83, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 1st day of July, 1970

Affiant

My commission expires: (Affix Seal)

Notary Public

Deputy Register

A 8 2 8 9 5

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IDENTIF. REFERENCE

JUL 7 12 13 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-7[illegible]	CONV	42,500.00			
JUL-7[illegible] S'TAX			A*	110.50	
JUL-7[illegible] PR'FEE			A*	.50	
JUL-7[illegible]	W'DEED		A*	4.50	* 115.50

unimproved ( )
This is improved (X) property, known as 4015 Iroquois Avenue, Nashville, Tennessee
(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 MARGARET BUCHANAN, her *heirs and assigns, forever.*

And I *do covenant with the said* Margaret Buchanan *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 by restrictive covenants, owner's certificate, setback line and easements, as herein-above set forth, subject to which this conveyance is executed, and taxes for the year 1970, which have been prorated and assumed by the Grantee herein.

And I, I. R. Schulman, a widower *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Margaret Buchanan, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness [illegible] *hand this* 1st *day of* July, *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.*

I. R. Schulman

I. R. Schulman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Jones, *a Notary Public in and for said County and State, the within named* I. R. Schulman, a widower,

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

Witness my hand and official seal at Nashville- *, Tennessee, this* 1st *day of* ....., *19* 70.

Anne Jones, *Notary Public.*

Commission Expires 5-23-73

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.....