This Instrument Was Prepared By:

WARRANTY DEED

BOOK 4435 PAGE 194

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Abram C. & Frances Z. Shmerling	Murphree Mortgage Company	Map 117-4
(NAME)	(NAME)	
6608 Clearbrook Drive	226 Third Avenue, North	Parcel 303
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-one Thousand, Two Hundred Forty-Seven and 45/100 - - - - - - - - - - - - - - - - ($21,247.45) - - - - - - - - - - *Dollars*, of which said sum, $5,301.27 has been paid in cash by Abram C. Shmerling and wife, Frances Z. Shmerling to Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, the receipt of which is hereby acknowledged, and for the remainder, said Abram C. Shmerling and wife, Frances Z. Shmerling have this day assumed and agree to pay the balance of a first mortgage note secured by a deed of trust from Jerome L. Rosenblum and wife, Brenda G. Rosenblum to Kardon Investment Company, which said note is in the original principal amount of $16,700.00 for a term of 25 yrs. with interest at 6% per annum, and is payable to Murphree Mortgage Company. Said note has a principal balance of $15,946.18.

Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin

have this day bargained and sold, and do hereby transfer and convey unto the said Abram C. Shmerling and wife, Frances Z. Shmerling their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 119 on the map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 70 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 168 feet on the westerly line and 172.2 feet on the easterly line to an alley, and runs 69.9 feet on said alley.

Being the same property conveyed to Ronald S. Zeitlin by deed from Jerome L. Rosenblum and wife, Brenda G. Rosenblum, of record in Book 4265, page 231, 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 $ 21,247.45

Subscribed and sworn to before me, this the 22nd day of June, 19 70

My commission expires: 11 May 1974 (Affix Seal)

X Ronald S. Zeitlin
Affiant

Notary Public

This is unimproved ( ) unimproved (X) property, known as 1500 Cedar Lane, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Abram C. Shmerling and wife, Frances Z. Shmerling their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Abram C. Shmerling and wife, Frances Z. Shmerling their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 22nd 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.*

This Instrument Was Prepared By

Morris Levine

MORRIS LEVINE, Attorney-at-Law
200 Baxter Bldg., Nashville, Tenn.

Ronald S. Zeitlin
Ronald S. Zeitlin

Evelyn Elaine Zeitlin
Evelyn Elaine Zeitlin

BOOK 4435 PAGE 195

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ollie T. Frith, *a Notary Public in and for said County and State,* Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin

the within named bargainor S, 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 Davidson County, Nashville *Tennessee this* 22nd *day of* June, *19* 70

Ollie T. Frith
Notary Public

Commission expires 11 May 1974

OLLIE T. FRITH NOTARY PUBLIC DAVIDSON CO.

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 .....

Mail: Ronald S. Zeitlin
Rec'd 7-15-70 Deed & End Recs

WARRANTY DEED

FROM
Ronald S. Zeitlin ETUX

TO
Abram C. Shmerling ETUX

JUL 30 70	CONV	21,247.45				
JUL 30 70	S'TAX		A*	55.12		
JUL 30 70	PR'FEE		A*	.50		
JUL 30 70	W'DEED		A*	3.00	*	58.62

A 8 5 3 4 6

IDENTIF. REFERENCE

JUL 30 1 55 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