Prepared by:
Leon Ruben, Atty.
125 Lafayette Street, Nashville, Tenn.

WARRANTY DEED

BOOK 4443 PAGE 471

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leon Ruben, Et Al (NAME)	Leon Ruben (NAME)	Map 105-4
125 Lafayette Street (STREET ADDRESS OR ROUTE NUMBER)	125 Lafayette Street (STREET ADDRESS)	Pat. 9
Nashville 37210 Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville 37210 Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the ~~XXXXX~~ love and affection, which I have for my son and daughter, namely, Leon Ruben and Jeanette Rubin ~~XXX~~

I, Rose Ruben, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Leon Ruben and Jeanette Rubin, as tenants in common their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 426 on the Map of Claibornes Addition to Nashville, as of record in Book 21, page 84 and 85, Register's Office for said County, and a 25 foot Lot situated between said Lot No. 426 and Lincoln Avenue, described together as follows:

Beginning on the Northerly margin of Perkins Street at the corner of Lots 426 and 427; running thence Easterly with the Northerly margin of Perkins Street 91 feet to the Westerly margin of Lincoln Avenue; thence Northerly with the Westerly margin of Lincoln Avenue 150 feet to an alley; thence Westerly with the Southerly margin of said alley 74 feet to the corner of Lots Nos. 426 and 427; thence Southerly with the line between said two Lots, 150 feet more or less to the beginning.

Being the same property conveyed to Heiman Ruben and wife, Rose Ruben, by deed from Emma Batson and husband, Dodson Batson, of record in Book 2908, page 113, Register's Office for Davidson County, Tennessee. (Heiman Ruben and Herman Ruben being one and the same person, and said Herman Ruben having since passed away)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The ~~actual consideration or~~ value whichever is greater, for this transfer is $ 20,000.00

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

Affiant Rose Ruben

My commission expires 1/27/71 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 24-26-28 (House Number) Lincoln St (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Leon Ruben and Jeanette Rubin, as tenants in common their ~~XXXXX~~ (successors) *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leon Ruben and Jeanette Rubin their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* September, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rose Ruben

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Rose Ruben, a widow,

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* 1st *day of* September, *19* 70

Commission expires 1/21/71

Notary Public

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 _____

SEP-4 70 CONV 20,000.00
SEP-4 70 S'TAX A* 52.00
SEP-4 70 PR'FEE A* .50
SEP-4 70 W'DEED A* 3.00 * 55.50

WARRANTY DEED

FROM

Rose Ruben, a widow

TO

Leon Ruben, Et Al

A 89070

IDENTIF. REFERENCE

SEP 4 1 43 PH '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