BOOK 4449 PAGE 400

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell S. Magid, Sr., B. D. Mintz-Testamentary Trustees (NAME)	SAME (NAME)	Map. 93-12 Pt Par. 11-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	Plat

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

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

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

OCT-2??	CONV	44,900.00			
OCT-2??S'TAX			A*	116.74	
OCT-2??PR'FEE			A*	.50	
OCT-2??	W'DEED		A*	4.50	* 121.74

CINCINNATI SHEET METAL AND ROOFING COMPANY

has / ~~have~~ *bargained and sold, and by these presents do / ~~do~~ transfer and convey unto the said* MITCHELL S. MAGID, SR., and B. D. MINTZ, Testamentary Trustees under the will of Harry Lightman, of record in Will Book 77, page 420, County Court for Davidson County, Tennessee, their successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being parts of Lots Nos. 11 and 12 on the Map of Oxmoor Subdivision, as of record in book 21, page 96, Register's Office for said County, described according to a survey made by Barge, Waggoner and Sumner, Inc., dated March 11, 1970, revised April 6, 1970, as follows:

Beginning at a point 199.20 feet North of the northerly margin of Nestor Street and being the northerly boundary line of the Harry Lightman Property, of record in book 2154, page 120, Register's Office for said County; thence with the northerly line of the Lightman property North 29° 44' East 868.75 feet to the low water mark of the Cumberland River; thence with the low water mark of said river South 77° 34' West 607.36 feet to a point; thence South 14° 35' 34" East 594.43 feet to the point of beginning, containing 4.49 acres, more or less.

Being part of the property conveyed to Cincinnati Sheet Metal and Roofing Company, by deed from Cumberland Storage and Warehouse Company, Inc., of record in book 4381, page 716, Register's Office for said County.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,900.00

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 1970

Notary Public

My commission expires: 3-ED-73 (Affix Seal)

A 9 1 8 3 6

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IDENTIF REFERENCE

OCT 2 9 45 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as ..... Nestor Street, 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 MITCHELL S. MAGID, SR., and B. D. MINTZ, Testamentary Trustees, under the Will of Harry Lightman, of record in Will Book 77, page 420, County Court for Davidson County, Tennessee, their ~~heirs~~ successors *and assigns, forever.*

And it ~~does~~ *covenant with the said* Mitchell S. Magid, Sr., and B. D. Mintz, Testamentary Trustees *that* it ~~is~~ has *lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered,* except by flowage easement of record in book 2281, page 275, Register's Office for Davidson County, Tennessee, and other easements of record, and taxes for the year 1970, subject to which this conveyance is executed.

And Cincinnati Sheet Metal and Roofing Company ~~does~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Mitchell S. Magid, Sr., and B. D. Mintz, Testamentary Trustees, their successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* ~~April~~ MAY, *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.*

CINCINNATI SHEET METAL AND ROOFING COMPANY

BY: Bud B. Ramsey
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

OHIO
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
HAMILTON

Before me, James E. Kent, *a Notary Public of the State and County aforesaid, personally appeared* B. B. Ranney, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Cincinnati Sheet Metal and Roofing Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President

Witness my hand and seal, at office in Cincinnati, Ohio,
this 7 *day of* ~~April~~ MAY, *19* 70.

James E. Kent
Notary Public

NOTARIAL SEAL OHIO HAMILTON COUNTY, OHIO

Commission Expires 1-14-74