TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie Lattrell Nesbitt	Same	W15-3280
(NAME)	(NAME)	
1811 Jefferson St	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4449 PAGE 981
Nashville, Tenn	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

cash in hand paid by Janie Lattrell Nesbitt, a single woman

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Joel Garfinkle, a single man

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: being part of Lot No. 25 on the Plan of John Nelson's Lots, as of record in Book 2, page 182, Register's Office for said County, and described as follows: BEGINNING on the easterly margin of Third Avenue South, formerly college Street, at the southwesterly corner of St. Patrick's Church and School lot, being about 67½ feet south from the northwest corner of said lot No. 25; thence with the easterly margin of said Avenue, southerly 41-3/4 feet to the lot belonging to Charles G. Johnson; thnce with Johnson's northerly line, easterly 130 feet more or less, to the westerly margin of an alley; thence with said margin of said alley, northerly 41-3/4 feetto the southerly line of said Church and School Lot; thence with said lot line westerly 130 feet, more or less, to the beginning. Being the same property conveyed to Joel Garfinkle by deed from J.J. Foley, Jr, Trustee as of record in Book 4340, page 330, Register's Office for Davidson County, Tennessee.

Prepared by Jack J Cohen, Stahlman Bldg, Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 1232—3rd Ave S, Nashville, Tenn
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. Purchaser assumes taxes for 1960 THROUGH 61,62,63,64,65,66,67,68,69, and 1970.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of Oct 19 70

Joel Garfinkle

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Sue Ellen Burgett, a Notary Public in and for said County and State, the within named Joel Garfinkle the bargainors, 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 5th day of Oct, 19 70

Commission expires 5-10-72 Notary Public Sue Ellen Burgett

SUE ELLEN BURGETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
Joel Garfinkle
TO
Janie Lattrell Nesbitt

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 1000.00. Affiant [illegible]

Subscribed and sworn to before me this 5th day of Oct 1970

Deputy Register L O Williams

A 92099

IDENTIF. REFERENCE

OCT 5 2 43 PM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

OCT-5	CONV	*1,000.00	A*	2.00		
OCT-5	S'TAX		A*	.50		
OCT-5	PRTFEE		A*	3.00	*	6.10
OCT-5	W'DEED					