Prepared by Williams & Hostetler Atty
Amer Trust Bldg
Nash. Tenn

BOOK 1471 PAGE 355

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frances Seligman (NAME)	Same (NAME)	93-14
95 White Bridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	123-124
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of ~~the sum of~~ the love and affection which I have for my wife, Frances Seligman, and no monetary consideration ~~DOLLARS~~

JAN-45 MISC A* 4.50 * 4.50

I, Sam Seligman ~~hereinbefore named~~, *and by these presents do transfer and convey unto the said* Frances Seligman, her heirs and assigns, all of my right, title, and interest in and to ~~their heirs and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract No. 1: Beginning on the westerly margin of 8th Avenue South, as widened, at the northeast corner of a lot formerly owned by William Bachme, now owned by Theo. W. Eckhardt; thence with the westerly margin of said Avenue northerly 30 feet to Emma B. Koester's southeast corner; thence with her south line westerly 120 feet, more or less, to the easterly margin of an alley; thence with said alley South 30 feet to Bachme's northwest corner; thence with his north line easterly 120 feet, more or less, to the beginning.

Tract No. 2: Beginning at a point on the westerly margin of 8th Avenue South, formerly Spruce Street, as now widened, at the northeast corner of a lot formerly owned by A. Lehman, now owned by Hermon Hosse; thence with the westerly margin of said Avenue, as widened, North 61 feet to a point, the southeast corner of the lot conveyed to J. W. Alred by deed from Theo. W. Eckhardt and wife, of record in Book 496, page 214, R.O.D.C., Tennessee; thence with Alred's south line westwardly 110.43 feet, more or less, to the easterly margin of an alley; thence with the margin of the same southwardly 70 feet, more or less, the Hosse's northwest corner; thence with Hosse's north line eastwardly 118.8 feet, more or less, to the point of beginning.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the _____ day of _____ 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

Being the same property conveyed to Sam Seligman and wife, Frances Seligman, by two deeds, one of record in Book 1725, page 25, and the other of record in Book 2483, page 585, R.O.D.C., Tennessee.

300863

IDENTIF. REFERENCE

JAN 4 1 57 PM '71

FEE $ TAX PAID
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as 709-711 Eighth Avenue South, 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 Frances Seligman, her *heirs and assigns, forever.*

And I *do covenant with the said* Frances Seligman *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.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frances Seligman, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* December, 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.*

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in the
Document When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State, the within named* Sam Seligman

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* 22nd *day of* December, *19* 70.

....., *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.....

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.....