This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

WARRANTY DEED

BOOK 4473 PAGE 56

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leon Ruben, Et Al (NAME)	Same (NAME)	Map 105-4
125 Lafayette Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 28
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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

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 ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the north 39 feet of Lots Nos. 436, 437, and 438, on the Plan of Maury and Claiborne's Plan of record in Book 21, pages 84 and 85, Register's Office for said County.

Said part of said lot fronts 39 feet on the easterly side of Claiborne Street, and runs back between parallel lines, along the southerly margin of an alley, 120 feet to a dead line.

Being the same property conveyed to Herman Ruben and wife, Rose Ruben, by deed from George Allen Cleveland and wife, Sadie B. Cleveland, of record in Book 3569, page 41, said Register's Office.

(The 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 $ 8,200.00

Subscribed and sworn to before me, this the 4th day of January 1971

Affiant Rose Ruben

My commission expires: 1/4/71 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Nine Claiborne Street, Nashville, TN 37210 (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 Leon Ruben and Jeanette Rubin, their ~~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 ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th day of January, 19 71 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 4th *day of* January, *19*71.

Notary Public

Commission expires 1/24/71

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 .....

JAN 12	CONV	*8,200.00				
JAN 12	S'TAX		A*	21.32		
JAN 12	PR'FEE		A*	.50		
JAN 12	W'DEED		A*	3.00	*	24.82

WARRANTY DEED

FROM

ROSE RUBEN, a widow,

TO

LEON RUBEN and

JEANETTE RUBIN

301616

IDENTIF. REFERENCE

JAN 12 11 37 AM '71

FELIX [illegible] 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