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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MORRIS ROTH (NAME)	same (NAME)	Par. 5W1415
203 2nd Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 93-24-8
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-EIGHT THOUSAND and NO/100 -------- ----------($38,000.00)---------- *DOLLARS* cash in hand paid by MORRIS ROTH, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, E. N. HESTER and wife, PEGGY JEAN HESTER,

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

By _____

FEB 16 7-	CONV	38,000.00			
FEB 16 7-	S'TAX		A*	98.80	
FEB 16 7-	PR'FEE		A*	.50	
FEB 16 7-	W'DEED		A*	6.00	* 105.30

have bargained and sold, and by these presents do transfer and convey unto the said MORRIS ROTH, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record.

Said part of said lot beginning on the westerly side of Second Avenue, North, formerly Market Street, 30 feet northerly from the northerly margin of Church Street, running thence northerly with the westerly margin of said Second Avenue, North, 30 feet to the southeast corner of the part of said lot formerly owned by John Beaty and afterwards by J. P. McFarland; thence westerly 105 feet, more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley 30 feet, and thence eastwardly 105 feet, more or less, to the beginning on which there is a storehouse known as City No. 203 Second Avenue, North.

Being the same property conveyed to E. N. Hester and wife, Peggy Jean Hester, by deed from L. H. Small and wife, Rosa C. Small, of record in Book 3182, page 383, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38000.00

Subscribed and sworn to before me, this the 16th day of February 1971

Affiant

My commission expires: 4-30-73

(Affix Seal)

Notary Public

304743

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IDENTIF. REFERENCE

FEB 16 8 07 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 203 Second Avenue, North, 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 MORRIS ROTH, his *heirs and assigns, forever.*

And we *do covenant with the said* MORRIS ROTH *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,* except for Metro taxes for 1971 and 1970; State and County taxes for 1961.

And we, E. N. HESTER and wife, PEGGY JEAN HESTER, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* MORRIS ROTH, his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 12th *day of* February, *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.*

E. N. HESTER

Peggy Jean Hester
PEGGY JEAN HESTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Campbell Jones, a Notary Public in and for said County and State, the within named E. N. HESTER and wife, PEGGY JEAN HESTER,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 1971

J. Campbell Jones, Notary Public.

Commission Expires 4-30-73

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 .....

WARRANTY DEED

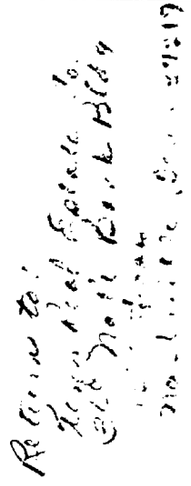
FROM

E. N. HESTER and wife,

PEGGY JEAN HESTER

TO

MORRIS ROTH



Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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