BOOK 1494 PAGE 462

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bernita K. Brown (NAME)	Bernita K. Brown (NAME)	Map 93-16
201 Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	201 Hillwood Drive (STREET ADDRESS)	Par. 163
Nashville, Tennessee (CITY) (P. O ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of twenty-four thousand and no/100ths

----------($24,000.00)---------- *Dollars,*
paid and to be paid as follows: Six thousand, seven hundred sixty and 66/100ths ($6,760.66) dollars paid in cash, the receipt of which is hereby acknowledged and for the balance of seventeen thousand, two hundred thirty-nine and 34/100ths ($17,239.34) dollars the Conveyees herein assume and agree to pay a mortgage indebtedness in said amount, being the mortgage note held by Home Federal Savings & Loan Association of Nashville, Tennessee. Said mortgage is described in Book 4152, Page 671, Register's Office, Davidson County, Tennessee.

I, Hannah Kirshner,

have this day bargained and sold, and do hereby transfer and convey unto the said Bernita Kirshner Brown and Roslyn Kirshner Lavine their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of the Kocsis property in South Nashville, described according to a survey by James L. Murphy, Jr. & Co. on January 10, 1966, as follows: Beginning at a point in the westerly margin of Fairfield Avenue; thence 111.20 feet in a westerly direction along the southerly margin of the Interstate 40 right-of-way to a point; thence leaving said right-of-way margin and running 108.41 feet in a southerly direction to a point in the northerly margin of Green Street; thence 88.08 feet in an easterly direction along said margin to a point; thence 32.03 feet in a north-easterly direction around a curve to a point in the westerly margin of Fairfield Avenue; thence 47.33 feet in a northerly direction along said margin to the point of beginning.
Said property was devised to Hannah Kirshner by Will of William Kirshner, deceased, of record in Will Book 73, Page 390, County Court for said County, and designated pursuant to the provisions of said Will by instrument of record in Book 3437, Page 27, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $24,000.00

Subscribed and sworn to before me, this the 19th day of April 1971

Affiant: Bernita Kirshner Brown

My commission expires: November 27th, 1972 (Affix Seal)

Notary Public: T. Millard Oliphant

This is unimproved ( ) improved (X) property, known as 124 Fairfield Street, Nashville, Tennessee (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 Bernita Kirshner Brown and Roslyn Kirshner Lavine 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,* except as hereinabove set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bernita Kirshner Brown and Roslyn Kirshner Lavine, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 19TH *day of* April, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hannah Kirshner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, T. Willard Oliphant, *a Notary Public in and for said County and State,* Hannah Kirshner

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 19th *day of* April, *19* 71

T. Willard Oliphant *Notary Public*

Commission expires November 27th, 1972

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 .....

This instrument prepared by:
Elkin Garfinkle
Stahlman Building
Nashville, Tennessee 37201

APR 19 71	CONV	24,000.00				
APR 19 71	S'TAX		A*	62.40		
APR 19 71	PR'FEE		A*	.50		
APR 19 71	W'DEED		A*	3.00	*	65.90

B 11455

IDENTIF. REFERENCE

APR 19 2 03 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HANNAH KIRSHNER

TO

BERNITA KIRSHNER BROWN

ROSLYN KIRSHNER LAVINE

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE