BOOK 1510 PAGE 958

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,580.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June 19 71.

Notary Public

MY COMMISSION EXPIRES: 2-4-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, 1822 Parkway Towers, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Mae Allen and Alberta Washington (NAME)	J. I. Kislak Mtg. Corp. of FL (NAME)	Map 105-13
2202 - 12th Ave., S. (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par 420
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Miami, FL 33131 (CITY) (STATE) (ZIP)	mp

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RONALD S. ZEITLIN and wife EVELYN ELAINE ZEITLIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMMA MAE ALLEN and ALBERTA WASHINGTON, her mother,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots 1, 2, 3, and 4 on the Plan of Duckworth's Addition as of record in Book 57, page 83, Register's Office in and for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the south margin of Lawrence Avenue 56.10 feet east of the former east margin of 12th Avenue, South; thence with Lawrence Avenue, south 82.00° East 72.60 feet to an iron pin; thence leaving said Avenue, south 4.00° 33.00' west 80.00 feet to a point; thence north 82.00° 49.00' west 99.00 feet to an iron pin in the easterly margin of 12th Avenue, South; thence with the margin of the same, north 4.00° 74.00' east 54.00 feet to an iron pin at the beginning of a curve; thence northeasterly around said curve, 40.40 feet to the point and place of BEGINNING.

Being part of the same property conveyed to Ronald S. Zeitlin and wife Evelyn Elaine Zeitlin by deed from the Nashville Housing Authority of record in Book 4439, page 515, Register's Office for Davidson County, Tennessee.

Under and subject to restrictive covenants of record in Book 4420, page 723, Register's Office for Davidson County, Tennessee. This conveyance is made subject to taxes for 1971 which have been pro-rated but not paid and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 2202 - 12th Avenue, South, Nashville, TN 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 7th day of June, 19 71.

Ronald S. Zeitlin
RONALD S. ZEITLIN

Evelyn Elaine Zeitlin
EVELYN ELAINE ZEITLIN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan L. Saturn, a Notary Public in and for said County and State, the within named RONALD S. ZEITLIN and EVELYN ELAINE ZEITLIN,

the bargainor S, 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 7th day of June, 1971

Commission expires 2-4-75

Alan L. Saturn
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

RONALD S. ZEITLIN and wife

EVELYN ELAINE ZEITLIN

TO

EMMA MAE ALLEN and

ALBERTA WASHINGTON, her mother

MAIL TO:

Mr. Alan L. Saturn
Attorney at Law
File Box 7
Register's Office

B 18833

IDENTIF. REFERENCE →

JUN 14 2 56 PM '71

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorney's Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 14 71 CONSIDERATION 14,580.00
JUN 14 71 S TAX A* 37.96
JUN 14 71 REC FEE A* .50
JUN 14 71 [illegible] A* 3.00 * [illegible]