BOOK 1540 PAGE 397

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Irvine A. Bornstein and

Ollie Mai Bornstein

TO

Frank E. Ratner and

Elizabeth Ratner

For draftsman's use

Mail 1
FRANK E. RATNER
ATTORNEY AT LAW
904 Stahlman Bldg
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. Ratner (NAME)	Frank E. Ratner (NAME)	52-3 - 34
904 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	904 Stahlman Building (STREET ADDRESS)	52-3 - 38
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	52-3 - 37 52-3 - 44 57 45 58 46

(FOR REGISTER'S USE)

3321196

IDENTIF. REFERENCE T

SEP 28 12 02 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,600.00 Ollie Mai Bornstein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 1971

Notary Public

MY COMMISSION EXPIRES: Nov. 24, 1971

(AFFIX SEAL)

For and in Consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations DOLLARS

SEP 28	CONV	*5,600.00				
SEP 28	S'TAX		A*	14.56		
SEP 28	PR'FEE		A*	.50		
SEP 28	W'DEED		A*	8.00	*	23.06

we have bargained and sold, and by these presents do transfer and convey unto the said Frank E. Ratner and Elizabeth Ratner their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lots No. 48, 49, 88, 89, 95, 47, 90 and 94, on the plan of the East Madison Addition, described more fully herein.

Form No. WD3a

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DESCRIPTION:

TRACT 1:
Land in Davidson County, Tennessee, being Lots Nos. 48, 49, 88, 89, and 95 on the Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land, not of record, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, October 7, 1937.

Said Lots Nos. 48, 49, 88 and 89 are described together as follows:
Beginning on the easterly margin of Kinsey Highway at the northwest corner of the property conveyed to Irvine A. Bornstein and wife, by deed from Ollie W. Bradley, of record in Book 2200, page 554, Register's Office for said County, being the corner of Lots Nos. 47 and 48; thence with the line between Lots Nos. 47 and 48 and 89 and 90, eastwardly 300 feet to the westerly margin of Ward Highway; thence with same, northwardly 100 feet to the corner of Lots Nos. 87 and 88; thence with the line between Lots Nos. 87 and 88 and 49 and 50, westwardly 290 feet to the easterly margin of said Kinsey Highway; thence with same, southwardly 100 feet, more or less, to the beginning.

Said Lot No. 95 is described as follows:
Beginning on the easterly margin of Ward Highway at the northwest corner of the property conveyed to Irvine A. Bornstein and wife, by deed from Ollie W. Bradley, of record in Book 2200, page 554, Register's Office for said County, being the corner of Lots Nos. 94 and 95; thence with the line between said two lots eastwardly 51 feet 6 inches, more or less, to the easterly line of said 25 acre tract; thence with said line northwardly 150 feet, more or less, to the corner of Lots Nos. 95 and 96; thence with the line between said two lots westwardly 49 feet to the easterly margin of said Ward Highway; thence with same, southwardly 150 feet to the beginning.

BEING the same property conveyed to Irvine A. Bornstein and wife, Ollie Mai Bornstein, by deed from Ollie W. Bradley, of record in Book 2703, page 361, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 47, 90 and 94 on the Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land, not of record, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, October 7, 1937, as follows:

Said Lots Nos. 47 and 90 are described together as follows:
Beginning on the easterly margin of Kinsey Highway at a point 1135 feet south of the southerly margin of New Providence Pass, being the corner of Lots Nos. 47 and 48; thence with said Highway, southwardly 50 feet to the northwest corner of Lot No. 46; thence with the northerly line of Lots Nos. 46 and 91, eastwardly 300 feet to the westerly margin of Ward Highway; thence with said Highway, northwardly 50 feet to the southeast corner of Lot No. 89; thence with the southerly line of Lots Nos. 89 and 48, westwardly 300 feet to the beginning.

Said Lot No. 94 begins on the easterly margin of Ward Highway at a point 1024 feet south of the southerly margin of New Providence Pass, being the corner of Lots Nos. 94 and 95; thence with the line between said two lots, eastwardly 51 feet 6 inches, more or less, to the easterly line of said 25-acre tract; thence with said line, southwardly 193 feet 10 inches, more or less, to a corner of said tract; thence westwardly 56 feet, more or less, to the easterly margin of Ward Highway; thence with said Highway, northwardly 193 feet 10 inches to the beginning.

BEING the same property conveyed to Irvine A. Bornstein and wife, Ollie M. Bornstein, by deed from Ollie W. Bradley, unmarried, of record in Book 2200, page 554, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is ~~improved~~ ( ) property, known as Eight unimproved lots on the plan of the East
(~~House Number~~) (~~Street~~) (~~City Address~~) (~~Subdivision~~)
Madison Addition, described more fully herein.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank E. Ratner and Elizabeth Ratner and to their heirs and assigns, forever.

And we do covenant with the said Frank E. Ratner and Elizabeth Ratner 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.

And Irvine A. Bornstein and Ollie Mai Bornstein do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank E. Ratner and Elizabeth Ratner and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22nd day of September, 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.

Irvine A. Bornstein

Ollie Mai Bornstein

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Carole Boswell, a Notary Public in and for said County and State, the within named Irvine A. Bornstein and Ollie Mai Bornstein

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 22nd day of September, 1971.

Carole Boswell, Notary Public

Commission Expires Nov 24, 1971

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.....