BOOK 4541 PAGE 942 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,850.00

Robert M. Nduseley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF ~~August~~ September 1971.

Alan L. Saturn
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
Lorena Boyd Douglas (NAME)	J. I. Kislak Mtg. Corp. of FL (NAME)	Map 105-9
2014 -12 Ave., South (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Pc. 221
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Miami, FL 33131 (CITY) (STATE) (ZIP)	

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 LORENA BOYD DOUGLAS and her brother ROBERT L. BOYD

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 Lot No. 5 on the Plan of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 332, page 65, Register's Office for said County, and described according to a survey made by John Kohl, Surveyor, dated July 9, 1971, as follows:

Said part of said lot fronts 51.70 feet on the easterly side of 12th Avenue South and is described as BEGINNING at a point in the easterly margin of 12th Avenue South, as widened, at a point 52.00 feet southerly from the southerly margin of Caldwell Avenue; thence leaving the margin of 12th Avenue South, South 83° 15' East 140.62 feet to a point in the westerly margin of an alley; thence with the margin of the same, South 6° 30' East 52.00 feet to a point; thence North 83° 15' West 142.15 feet to a point in the easterly margin of 12th Avenue South, as widened; thence with the margin of the same, North 4° 49' west 51.70 feet to the point and place of BEGINNING.

Being part of the same property conveyed to Ronald S. Zeitlin by deed from Nashville Housing Authority of record in Book 4405, page 582, Register's Office for Davidson County, Tennessee.

Under and subject to restrictive covenants of record in Book 4220, page 723, Register's Office for Davidson County, Tennessee.
**[See below.]

This is unimproved ( ) improved (X) property, known as 2014 - 12th Avenue, South, Nashville, TN 37203
(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 hands this 17 day of ~~August~~ September, 1971.

Ronald S. Zeitlin
RONALD S. ZEITLIN

Evelyn Elaine Zeitlin
EVELYN ELAINE ZEITLIN

** This conveyance made subject to taxes for the year 1971 which have been prorated but not paid and assumed by the Grantees.

STATE OF TENNESSEE
Davidson County

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

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 17th day of ~~August~~ September, 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

LORENA BOYD DOUGLAS and

brother ROBERT L. BOYD

File Box #7

B 32887

IDENTIF. REFERENCE

OCT 4 10 27 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-71	CONV	14,850.00			
OCT-71	S'TAX		A*	38.48	
OCT-71	PR'FEE		A*	.50	
OCT-71	W'DEED		A*	4.00	* 42.98