This Dced Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN

WARRANTY DEED

BOOK 4582 PAGE 65

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leon Ruben ET AL (NAME)	same (NAME)	Map 105-4
125 Lafayette St. (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Par. 2
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the ~~sum of~~ ~~XXXXX~~ Love & affection which I have for my son & daughter, namely, Leon Ruben and Jeanette Rubin ~~DOLLARS~~

I, Rose Ruben, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Leon Ruben and Jeanette Rubin, as tenants in common

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 400 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 400 fronts 40 feet on the westerly side of Claiborne Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to H. Ruben and wife, Rose Ruben, be deed from Clarence Wiggins ET UX of record in Book 3031, page 435, Register's Office for Davidson County, Tennessee. (The said H. Ruben having since passed away.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,200.00

Subscribed and sworn to before me, this the 8th day of March 19 72

Affiant

My commission expires: (Affix Seal)

Notary Public A. Head Dep Register

This is unimproved ( ) improved (X) property, known as 22 Claiborne St., Nashville, TN (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 Leon Ruben and Jeanette Rubin, as tenants in common 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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leon Ruben and Jeanette Rubin, as tenants in common their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* March, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rose Ruben

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose Ruben, a widow

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 6th day of March, 19 72

Commission expires Oct 26, 1974 Notary Public

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.....

MAR-8 72 CONV *6,200.00
MAR-8 72 S'TAX A* 16.12
MAR-8 72 PR'FEE A* .50
MAR-8 72 W'DEED A* 4.00 * 20.62

WARRANTY DEED

FROM

ROSE RUBEN

TO

LEON RUBEN ET AL

B 5 1 1 2 9

IDENTIF. REFERENCE

MAR 8 10 32 AM '72

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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