This deed prepared by Tyree B. Harris, 900 Nashville Trust Bldg. Nashville, Tennessee

WARRANTY DEED

BOOK 4645 PAGE 32

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lipman Realty Co., Inc. (NAME)	Same (NAME)	MAP 93-11
P. O. Box 696 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 55, 56
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	57

mail

FOR AND IN CONSIDERATION of the sum of One ($1.00) ---------- Dollars, cash in hand paid by Lipman Realty Co., Inc., and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Harry Lipman and Meyer M. Lipman,

have this day bargained and sold, and do hereby transfer and convey unto the said Lipman Realty Co., Inc.

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

Being Lots Nos. 70 and 71 in Rutledge's Addition to the City of Nashville, as of record in book 21, page 73, Register's Office for said County.
Said lots Nos. 70 and 71 front together 100 feet on the southwesterly side of Hermitage Avenue and extend back between parallel lines 150 feet to an alley.
The easterly 33-1/3 feet of lot No. 70 of premises was conveyed to Agnes B. Cleary and husband, E. E. Cleary, by deed from Anne T. Breen et al, of record in book 554, page 635, said Register's Office, and devised to Agnes B. Cleary by will of N. Breen, deceased, of record in Will Book 36, page 151, County Court for said County, the said E. E. Cleary having since died.
The easterly 16-2/3 feet of lot No. 71 and the westerly 16-2/3 feet of lot No. 70 of premises was conveyed to Katherine T. Breen by deed from Anne T. Breen et al, of record in book 554, page 636, said Register's Office, and devised to the said Katherine T. Breen by will of N. Breen, deceased, of record in Will Book 36, page 151, County Court for said County.
The westerly 33-1/3 feet of lot No. 71 of premises was devised to Katherine Tyne Breen and Agnes Breen Cleary by will of Anna E. Breen, deceased, of record in Will Book 70, page 198, said County Court.
Being the same property conveyed to Harry Lipman and Meyer M. Lipman by deed from Katherine Tyne Breen and Agnes Breen Cleary by deed of record in Book 3531, page 509, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 10th day of October 1972

Affiant Harry Lipman

My commission expires: (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 1719 Hermitage Avenue, 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 Lipman Realty Co., Inc., ~~their~~ its (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Lipman Realty Co., Inc., its (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 10th day of October, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Meyer M. Lipman

Harry Lipman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ~~[illegible]~~ Mary J Myers, *a Notary Public in and for said County and State,* Harry Lipman and Meyer M. Lipman ~~[illegible]~~ S, *the within named bargainor, 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* 10th *day of* Oct, *19* 72

Mary J Myers *Notary Public*

Commission expires 2-4-74

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 .....

WARRANTY DEED

FROM
Harry Lipman and
Meyer M. Lipman
TO
Lipman Realty Co., Inc.

OCT 10 72 CONV *5,000.00
OCT 10 72 S'TAX A* 13.00
OCT 10 72 PR'FEE A* .50
OCT 10 72 W'DEED A* 4.00 * 17.50

B 7 9 3 3 1

IDENTIF. REFERENCE

OCT 10 2 30 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE