This deed prepared by Tyree B. Harris, 900 Nashville Trust Building, Nashville, Tenn. 37201.

WARRANTY DEED

BOOK 4645 PAGE 36

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Lipman Realty Co., Inc.	Same	MAP 93-11
P. O. Box 696	(NAME)	P/O PAR 54
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37210	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, Harry Lipman, M. M. Lipman and Sara S. Lipman d/b/a Lipman Bros.,

have this day bargained and sold, and do hereby transfer and convey unto the said Lipman Realty Co., Inc., its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Rutledge's Addition, as of record in Book 21, Page 73, Register's Office for said County.

Said Lot No. 69 fronts 50 feet on the southwesterly side of Hermitage Avenue, formerly the Lebanon Road, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Harry Lipman, M. M. Lipman and Sara S. Lipman d/b/a Lipman Bros., by deed from James Tapp and William H. Preston, of record in Book 1807, page 135, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,500.00

Subscribed and sworn to before me, this the 16th day of October 1972

Affiant Harry Lipman

My commission expires: (Affix Seal) Notary Public W. W. Williams Asst. Register

This is unimproved (X) improved ( ) property, known as 23 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., 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 16th 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.

M. M. Lipman
Harry Lipman
Sara S. Lipman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary J. Marks *a Notary Public in and for said County and State,* Harry Lipman, M. M. Lipman and Sara S. Lipman, ~~Vice President, Secretary~~ *the within named 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* 10th *day of* Oct, *19*72.

Commission expires 2-4-74 Mary J Marks *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*.....

Commission expires ..... *Notary Public*

OCT 10 72	CONV	*2,500.00				
OCT 10 72 S'TAX			A*	6.50		
OCT 10 72 PR'FEE			A*	.50		
OCT 10 72	W'DEED		A*	4.00	*	11.00

WARRANTY DEED

FROM
Harry Lipman, et al

TO
Lipman Realty Co., Inc.

B 7 9 3 3 3

IDENTIF. REFERENCE

OCT 10 2 31 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE