WARRANTY DEED

BOOK 4645 PAGE 968

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Lentz, Trustee	New Owner	104-11-170,171
(NAME) 226 Third Avenue, North	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37201	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN -------and no/100 ----------
----------($10.00) ---------- *Dollars,*

cash in hand paid and other good and valuable consideration, paid by the grantee, the receipt and sufficiency of which is hereby acknowledged,

I, Mary Sue Gulbenk

have this day bargained and sold, and do hereby transfer and convey unto the said John D. Lentz, Trustee with full power to sell, mortgage and convey with the joinder of any beneficiary, his

(successors), ~~XXX~~ *and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 1 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book No. 421, P. 7 of the R. O. D. C., Tennessee. Said lot No. 1 fronts 80 feet on the south side of Jones Avenue, and extends back between parallel lines and with the western margin of 24th Avenue 185 feet more or less, to an alley; and being the same lot conveyed to Mary Sue Gulbenk by R. A. Gulbenk, by deed of record in Book No. 4621, Page 440, Register's Office for Davidson County, Tennessee.

Being lot No. 2 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book No. 421, Page No. 7, of the R. O. D. C., Tennessee. Said lot No. 2 fronts 73 feet on the south side of Jones Ave., and extends back between parallel lines, 185 feet more or less, to an alley, and being the same property conveyed to Mary Sue Gulbenk by R. A. Gulbenk, by deed of record in Book No. 4621, Page 440, Register's Office for Davidson County, Tennessee.
Reuben A. Gulbenk and R. A. Gulbenk being the same person.

This instrument prepared by: Robert P. Ziegler, Attorney, 1100 Third National Bank Bldg.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 18th day of August 19 72

Affiant Glenn Ferguson

My commission expires: May 1, 1974 (Affix Seal)

Notary Public Geo. D. Thomas, Jr.

This is ~~unimproved~~ ( ) improved (X) property, known as 2401-3 Fairfax Avenue (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John D. Lentz, Trustee, his

(successors), ~~XXX~~ *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* John D. Lentz, Trustee, his

(successors), ~~XXX~~ *and assigns, against the lawful claims of all persons.*

Witness my *hand this* 18th *day of* August, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Sue Gulbenk

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Geo. D. Thomas, Jr., a Notary Public in and for said County and State, Mary Sue Gulbenk

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 18th day of August, 1972.

Geo. D. Thomas, Jr. Notary Public

Commission expires May 1, 1974

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.....

OCT 12 72 CONV 23,000.00
OCT 12 72 S TAX A* 59.80
OCT 12 72 PR'FEE A* .50
OCT 12 72 W'DEED A* 4.00 * 64.30

WARRANTY DEED

FROM

Mary Sue Gulbenk

TO

B 7 9 7 7 4

IDENTIF. REFERENCE

OCT 12 11 14 AM '72

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

Compliments of

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