BOOK 4694 PAGE 717

WARRANTY DEED

PREPARED BY
THOMAS M. EVANS, ATTORNEY
THIRD NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phyllis G. Hirshberg (NAME)	Phyllis G. Hirshberg (NAME)	
6524 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER)	6524 Brownlee Drive (STREET ADDRESS)	104-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	74 pw

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand, Five Hundred and no/100 ($15,500.00) ---------- *Dollars,*

cash in hand paid by Phyllis G. Hirshberg, the receipt of which is hereby acknowledged, we, POLLY CRIST and BEN L. ROSKIN, Co-Executors of the Estate of David Miller, deceased, and pursuant to the power and authority vested in us by his Last Will and Testament, of record in Will Book 105, page 328, Probate Court Clerk's Office for Davidson County, Tennessee,

have this day bargained and sold, and do hereby transfer and convey unto the said

PHYLLIS G. HIRSHBERG,

her ~~XXXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Stokes and Marshall's Subdivision, as of record in Book 332, page 106, Register's Office for said County.

SAID Lot fronts 50 feet on the southerly side of Acklen Avenue, formerly Marshall Street and runs back between lines to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Dave Miller and wife, Fannie L. Miller, by deed from J. W. McMillen and wife, of record in Book 1906, page 21, Register's Office for Davidson County, Tennessee. The said Dave Miller and Fannie L. Miller both having since died, and the said Fannie L. Miller having predeceased Dave Miller, and being the same property vested in Polly Crist and Ben L. Roskin, Co-Executors for the Estate of David Miller, deceased, under the will of David Miller, of record in Will Book 105, page 328, Probate Court Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 2nd day of April 1973

Affiant

My commission expires: May 15, 1973 (Affix Seal)

Notary Public

~~XXXXXXX~~( ) This is improved (X) property, known as 2607 Acklen Avenue (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Phyllis G. Hirshberg, her

~~XXXXXXX~~

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,* except taxes for the year 1973, which have been prorated as of the date hereof and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phyllis G. Hirshberg, her

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* April, 1973.

Polly Crist
Polly Crist

Ben L. Roskin
Ben L. Roskin

Co-Executors of the Estate of
David Miller, deceased.

BOOK 4694 PAGE 718

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Cina Smith, *a Notary Public in and for said County and State,* POLLY CRIST and BEN L. ROSKIN, Co-Executors of the Estate of David Miller, deceased,

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* 2nd *day of* April *, 19* 73.

Jo Cina Smith *Notary Public*

Commission expires May 15, 1973

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

Polly Crist and Ben L. Roskin, Co-Executors of the estate of David Miller, deceased

TO

Phyllis G. Hirshberg

C 0 0 8 7 4

IDENTIF. REFERENCE

APR 3 3 36 PM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

APR-3? CONV 15,500.00
APR-3? S'TAX A* 40.30
APR-3? PR'FEE A* .50
APR-3? W'DEED A* 4.00 * 44.80

Compliments of

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