Mail

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank
SEVENTH FLOOR
Third National Bank Building
Nashville, Tennessee 37219

By Hiss A. Gilbert

Address new owner as follows:
Jerald Doochin, etal
120 Second Ave. North
Nashville, Tenn. 37201

Send Tax Bills to:
Same

Map 79
Par. 9

no

WARRANTY DEED

BOOK 4701 PAGE 761

FOR AND IN CONSIDERATION of the sum of

Thirteen thousand thirty - - - - - - - - -Dollars ($13,030.00) cash in hand paid to us by JERALD DOOCHIN, ELEANOR DOOCHIN SAPERSTEIN, and ROBERT DOOCHIN, and for the love and affection we bear them, we, NATHAN DOOCHIN, and wife, MINNIE DOOCHIN, have bargained and sold, and by these presents do transfer and convey unto the said JERALD DOOCHIN, ELEANOR DOOCHIN SAPERSTEIN, and ROBERT DOOCHIN, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

Beginning at an iron pin at the intersection of the northwesterly margin of Centennial Boulevard and the northwesterly margin of the right of way of the L & N Railroad track to the property of the Ford Motor Company Glass Plant; thence with said northwesterly margin of said Railroad right of way a distance of 659.3 feet to an iron pin at the intersection of the northeasterly margin of the proposed right of way of a railroad spur track; thence with the northeasterly margin of said proposed railroad right of way 368.4 feet to a point along a curve having a radius of 548.96 feet to a point; thence continuing with said proposed right of way of said railroad N 88° 55' W. 93.3 feet to an iron pin; thence N 12° 30' E. 544.4 feet to an iron pin; thence N 71° 30' E 460 feet to an iron pin in said westerly margin of Centennial Blvd; thence with said westerly margin of said Centennial Blvd., S 18° 30' E 225.0 feet to the point of beginning; containing 6.7 acres, more or less, according to the attached survey map by the Engineering Section of the Property Services Division, State of Tennessee.

Being the same property conveyed to Eleanor Doochin Saperstein having a 1/4 undivided interest; Robert S. Doochin having a 1/4 undivided interest; Jerald Doochin having a 1/4 undivided interest; and Nathan G. Doochin and wife, Minnie J. Doochin, having a 1/4 undivided interest, as tenants by the entireties, by deed from the State of Tennessee, as grantor, recorded in Book 3923, Page 924, R.O.D.C. Tenn., but excluding the portion of said property conveyed to Eleanor Doochin Saperstein, Jerald Doochin and Robert Doochin as tenants in common, by Nathan Doochin and wife, Minnie Doochin, by deed recorded in Book 4568, Page 614, R.O.D.C. Tenn., which is described as follows:

Being approximately 2.3 acres, as more clearly described in a survey for American Paper and Twine Company, dated April 25, 1971, revised May 4, 1971, made by Ralph W. C. Lambert & Sons, which is attached hereto and made a part hereof, said property being described as:

Beginning at an iron pin along the northwesterly margin of the right-of-way of the L & N railroad track to the property of the Ford Motor Glass Plant some 350.45 feet from the intersection of said right-of-way and Centennial Boulevard; thence with said northwesterly margin of said railroad right-of-way a distance of 308.95 feet to an iron pin at the intersection of the northeasterly margin of the proposed right-of-way of a railroad spur track; thence with the northeasterly margin of said proposed railroad right-of-way 368.4 feet to a point along a curve having a radius of 548.96 feet to a point; thence continuing with said proposed right-of-way of said railroad north 88° 55' west 93.3 feet to an iron pin; thence north 12° 30' east 255 feet to an iron pin; thence south 77° 30' east a distance of 408.2 feet to the point of beginning, to an iron pin, containing 2.3 acres.

TRACT II:

Beginning at an iron pin, on the west right of way line of Centennial Boulevard, the southeast corner of this tract and the northeast corner of a tract of land owned by the American Paper and Twine Company; thence with said Company's line S. 71° 30' W. 460.0 feet to an iron pin, the southwest corner of this tract and the northwest corner of said Company's tract; thence leaving said Company's line and going N. 18° 30' W. 200.0 feet to a point, the northwest corner of this tract; thence N. 71° 30' E. 460.0 feet to a point, the northeast corner of this tract on the west right of way line of said Centennial Boulevard; thence with the west right of way line of said Boulevard, S. 18° 30' E. 200.0 feet to the point of beginning and containing 2.11 acres, more or less, as surveyed by the Engineering Section of the Property Services Division, Department of Finance and Administration of the State of Tennessee as depicted on Drawing No. L-452 attached hereto and hereby incorporated as part of this instrument.

Being the same property conveyed to Nathan Doochin, Jerald Doochin, Robert S. Doochin and Eleanor Doochin Saperstein, by deed from the State of Tennessee, of record in Book 4543, Page 402, R.O.D.C.Tenn.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said JERALD DOOCHIN, ELEANOR DOOCHIN SAPERSTEIN, and ROBERT DOOCHIN, their heirs and assigns, forever.

And we do covenant with the said JERALD DOOCHIN, ELEANOR

DOOCHIN SAPERSTEIN, and ROBERT DOOCHIN, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1973 taxes which are assumed by the grantees.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JERALD DOOCHIN, ELEANOR DOOCHIN SAPERSTEIN, and ROBERT DOOCHIN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of April, 1973.

Nathan Doochin
NATHAN DOOCHIN

Minnie Doochin
MINNIE DOOCHIN

C O 4 0 0 5

IDENTIF. REFERENCE

APR 26 3 12 PM '73

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR26 CONV 13,030.00
APR26 S'TAX A* 33.80
APR26 PLTEE A* .50
APR26 W'DEED A* 6.00 * 40.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, I. WASSERMAN, a Notary Public in and for said County and State, the within named NATHAN DOOCHIN and wife, MINNIE DOOCHIN, the bargainors, 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 26th day of April, 1973.

I. Wasserman
NOTARY PUBLIC

My commission expires: April 28, 1975

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $13,030.00, which consideration is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jerald Saperstein

Subscribed and sworn to before me this the 26th day of April, 1973.

I. Wasserman

My commission expires: 11/16/74