WARRANTY DEED

BOOK 4729 PAGE 679

New Owner:	Send Tax Bills To:	Map-Parcel Number
Betty M. Rosenthal 751 Cottage Grove Lexington, Kentucky 40502	Same	134-163

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, JERRICO, INC., a Kentucky corporation, qualified to do business in Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said BETTY M. ROSENTHAL, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Harding Place Park, of record in book 4060, page 81, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the common line between lot No. 1 and lot No. 2 on said plan of Harding Place Park, said point being North 5° 15' East 41.7 feet from the common southerly corner of said lot No. 1 and lot No. 2; thence North 89° 00' West 247.23 feet to a point; thence North 1° 00' East 171.90 feet to a point; thence South 89° 00' East 260 feet to a point; thence South 5° 15' West 172.37 feet to the point of beginning, containing 1.0 acre, more or less.

Being the same property conveyed to Jerrico, Inc. by deed from Joe Kraft and I.R. Schulman, Trustees, Eugene Pargh, Gerald Averbuch and Blossom Averbuch, of record in book 4656, page 164, Register's Office for said County.

ACTUAL CONSIDERATION

STATE OF KENTUCKY
COUNTY OF FAYETTE

The actual consideration or value, whichever is greater, for this transaction is Two Hundred Ten Thousand, Five Hundred Sixty Nine Dollars and Seventy Six Cents ($210,569.76).

John F Curry
Affiant

Subscribed and sworn to before me this 29 day of June, 1973.

William E. Anderson II
Notary Public

My commission expires:
August 14, 1973

WILLIAM E. ANDERSON II NOTARY PUBLIC STATE AT LARGE KY.

This conveyance is made subject to a 10-foot easement for public utilities and drainage along the northerly and part of the easterly line of premises and owner's certificate as shown on plan of record in book 4060, page 81, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in instrument of record in book 4304, page 735, Register's Office for Davidson County, Tennessee.

This is improved property, known as Harding Place, Nashville, Tennessee.

Betty M. Rosenthal, her heirs and assigns shall have and hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging forever, and Jerrico, Inc., covenants with the said Betty M. Rosenthal that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for all taxes due in 1973 and as hereinabove set forth, subject to which this conveyance is executed.

Jerrico, Inc. does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Betty M. Rosenthal, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness the signature of its Executive Vice President this 29 day of June, 1973; the corporate party, if any, having caused its name to be signed

JUL 20	CONV	*		210,569.76		
JUL 20	S'TAX		A*	547.56		
JUL 20	PR'FEE		A*	.50		
JUL 20	W'DEED		A*	6.00	*	554.06

hereto by its duly authorized officers on said day and date.

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Attest:

William E Anderson II
Assistant Secretary

JERRICO, INC.

By John F Curry
John F. Curry, Executive Vice President

IDENTIF. REFERENCE
JUL 20 11 04 AM 73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C 16090

STATE OF KENTUCKY

COUNTY OF FAYETTE

Before me, William E. Anderson, II, a Notary Public in and for the State and County aforesaid, personally appeared John F. Curry, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive Vice President of Jerrico, Inc., the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and seal, at office in Lexington, Kentucky, this 29 day of June, 1973.

William E Anderson II
Notary Public

My commission expires August 14, 1973.

WILLIAM E. ANDERSON II NOTARY PUBLIC STATE AT LARGE KY

This instrument was prepared by:

William E Anderson II
William E. Anderson, II
Attorney at Law
1949 Nicholasville Road
Lexington, Kentucky