WARRANTY DEED

BOOK 4785 PAGE 907

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John A. Dabbs & Edwin A. Groves	same	
4507 Nebraska Avenue (NAME)	(NAME)	11W-81050
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

FOR AND IN CONSIDERATION of the sum of One Thousand and no/100----------

----------($1,000.00)---------- *Dollars,*

paid in cash by John A. Dabbs and Edwin A. Groves, the receipt of which is hereby acknowledged,

I, Joel S. Garfinkle, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said John A. Dabbs and Edwin A. Groves, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly 32-1/2 feet of Lot No. 17 of Block No. 26 on the Plan of Plummer Place, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 17 fronts 32-1/2 feet on the easterly side of Chamberlin Avenue, formerly 38th Avenue North, and runs back between parallel lines 151-1/2 feet, more or less, to an alley.

Being the same property conveyed to Joel S. Garfinkle, by deed from Eva R. Garfinkle, as of record in Book 4776, Page 278, Register's Office for said county.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 1,000.00

Subscribed and sworn to before me, this the 6th day of February 1974

Affiant

My commission expires: (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 318 Chamberlin Avenue, Nashville, Tenn. (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 John A. Dabbs and Edwin A. Groves and their *(successors), heirs 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.,* except for 1974 taxes, which conveyees assume,

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John A. Dabbs, and Edwin A. Groves and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 6th *day of* February, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joel S. Garfinkle

THIS INSTRUMENT PREPARED BY: Elkin Garfinkle, Attorney
400 Stahlman Bldg.
Nashville, Tennessee 37201

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Delone Anderson, a Notary Public in and for said County and State, Joel S. Garfinkle

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of February, 19 74.

Delone Anderson
Notary Public

Commission expires 8-20-77

DELONE ANDERSON NOTARY PUBLIC DAVIDSON CO. TENN. STATE OF TENN.

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.....

FEB-6 CONV *1,000.00
FEB-6 S'TAX A* 2.60
FEB-6 PR'FEE A* .50
FEB-6 MTGREED A* 4.00 * 7.10

Illegibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM
Joel S. Garfinkle

TO
John A. Dabbs and
Edwin A. Groves

C 4 0 9 3 6

IDENTIF. REFERENCE

FEB 6 11 12 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE