BOOK 4789 PAGE 803

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian S. Coplan et al, (NAME:)	Lillian S. Coplan et al, (NAME:)	
1401-1403 4th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	3604 Whitland Avenue (STREET ADDRESS)	105-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	355 PW

For and in Consideration of the ~~sum of~~ love and affection we have for our three children, Lillian S. Coplan, Sidney M. Stein, and Morton Stein, ~~DOLLARS~~

FEB20 CONV 30,000.00
FEB20 S'TAX A* 78.00
FEB20 PR'FEE A* .50
FEB20 WDEED A* 8.00 * 86.50

We, Jake Stein and wife, Sadie V. Stein,

have bargained and sold, and by these presents do transfer and convey unto the said Lillian S. Coplan, Sidney M. Stein, and Morton Stein, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 5, 6 and 7 on the plan of B. F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, page 115, Register's Office for said County, described together as follows:
Beginning on the westerly margin of 4th Avenue South at its intersection with the southeasterly margin of Rains Avenue; thence with the westerly margin of 4th Avenue South, southwardly 168 feet to the northerly margin of an alley; thence with said alley westwardly 114 feet to the southeasterly margin of Rains Avenue; thence with said Avenue, northeastwardly 184 feet to the beginning, including but excluding therefrom that part of said property conveyed to The City of Nashville by three deeds, two from Mrs. Sarah C. Lehi of record in book 1005, pages 412 and 421, and the other from Nashville and American Trust Company of record in book 1023, page 164, said Register's Office.
Being the same real property conveyed to Jake Stein by deed from Lewis G. Moore and wife, of record in book 1629, page 271, said Register's Office.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $30,000. Affiant Sidney Stein
Subscribed and sworn to before me this 20th day of February, 19 74
Deputy Register J. Head

This Instrument Was Prepared By
Lewis W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as 1401-1423 - 4th Ave. S.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lillian S. Coplan, Sidney M. Stein, and Morton Stein, their *heirs and assigns, forever.*

And we *do covenant with the said* Lillian S. Coplan, Sidney M. Stein, and Morton Stein *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.*

And we, Jake Stein and wife, Sadie B. Stein, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lillian S. Coplan, Sidney M. Stein, and Morton Stein, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* April, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jake Stein

Sadie B. Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jean Hust, *a Notary Public in and for said County and State, the within named* Jake Stein and wife, Sadie B. Stein,

*the 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* 1 *day of* April, *19*67.

Mrs. Jean Hust, *Notary Public.*

Commission Expires November 12, 1968.

JEA WEST HUST NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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

Jake Stein et ux.

TO

Lillian S. Coplan et al.

C 4 2 6 4 4

IDENTIF. REFERENCE

FEB 20 1 13 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE