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

By

15 mail to

BOOK 1841 PAGE 505

New Owner:
Dr. Manuel Sir
1921 21st Avenue So.
Nashville, Tenn.

Send Tax Bills To:
Same

Map-Parcel No.
104-12
P. 55

D E E D

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand ($25,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, JOEL BERLIN, who is joined in this conveyance by his wife, CATHY BERLIN, hereby conveys to MANUEL SIR, his heirs and assigns, the said Joel Berlin and Manuel Sir formerly being a partnership, the owners of the following described property, said property being conveyed in fee simple to MANUEL SIR by Joel Berlin and Manuel Sir to the extent of any partnership interest or any individual interest of Joel Berlin:

Land in Davidson County, Tennessee, being Lot Nos. 6 and the southerly 9-1/2 feet of Lot No. 5 on the Map of Hamilton Parks' 10 and 28/160th acre tract, as of record in Plan Book 161, page 160, Register's Office for said County.

Said Lot No. 6 and part of Lot No. 5 adjoin and front together 70 feet on the westerly side of 21st Avenue South, formerly Hillsboro Pike, and runs back between parallel lines, along the northerly margin of Fairfax Street, (formerly Jones Avenue), a distance of 155 feet to the easterly margin of an alley.

Being the same property conveyed to Joel Berlin and Manuel Sir, a partnership, by deed from Mildred Bracey Griffin, et vir, et al, of record in Book 4600, page 605, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1921 21st Ave, So., Nashville,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MANUEL SIR, his heirs and assigns, forever.

I DO 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 deed of trust executed by Joel Berlin et al, of record in Book 4687, Page 900, R.O.D.C.T., to secure The First American National Bank of Nashville the payment of a note for $160,000, the entire payment of which is assumed by Manuel Sir, and 1974 taxes and easements of record.

I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said MANUEL SIR, his heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS, this 7th day of August, 1974.

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 25,000.00, which amount is equal to or greater than the amount which the property transferred would command.

Subscribed and sworn to before me this 7th day of August, 74

Bonnie Hagewood

My commission expires: 7-18-76

Joel W. Berlin
JOEL BERLIN

Cathy S. Berlin
CATHY BERLIN

Manuel Sir
MANUEL SIR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie Hagewood, a Notary Public in and for the State and County aforesaid, the within named Joel Berlin and wife, Cathy Berlin, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 7th day of August, 1974.

Bonnie Hagewood
NOTARY PUBLIC

My commission expires: 7-18-76

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie Hazlewood, a Notary Public in and for the State and County aforesaid, the within named Manuel Sir, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 1st day of August, 1974.

Bonnie Hazlewood
NOTARY PUBLIC

My commission expires: 7-18-76

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IDENTIF. REFERENCE

AUG 8 2 02 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG-8[illegible]	CONV	25,000.00			
AUG-8[illegible] S'TAX			A*	65.00	
AUG-8[illegible] PR'FEE			A*	.50	
AUG-8[illegible]	W'DEED		A*	6.00	*. 71.50