This instrument prepared by:
Seymour Samuels, Jr.
18th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219

BOOK 4868 PAGE 19

mail ↓

Address New Owner as Follows:	Send Tax Bills To:	MAP-PARCEL Number
Norman W. Ginsberg	Norman W. Ginsberg	104-6
3300 West End Avenue	3300 West End Avenue	P/O 6
Nashville, Tennessee 37205	Nashville, Tennessee 37205	M.P.

WARRANTY DEED

For and in consideration of the sum of Forty Five Thousand and No/100 (45,000) Dollars, cash paid by Norman W. Ginsberg, the Grantee, receipt of which is hereby acknowledged, we, Carl W. Zibart and wife, Grace Herrick Zibart have bargained and sold, and by these presentsdo transfer and convey unto the said Norman W. Ginsberg, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being that portion of the following described real property remaining after the westerly portion, as hereinafter described, was conveyed on January 25, 1974 to the State of Tennessee:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 13 and 15 on the Plan of West End Park, as of record in Book 161, page 47, R.O.D.C., Tennessee, described according to a copy of a survey thereof by Z. J. Wilkinson, Surveyor, June 24, 1954, as follows:

Beginning at a cross cut in a concrete drive, 3 feet east and 3 feet south of an iron pin, in the west margin of Fairmont Drive, being also 100 feet southwest of the corner of Lots 12 and 13; thence leaving Fairmont Drive, north 54 degrees west, along a rock wall 287 feet to a steel post at a turn in said wall, and continuing with said wall, north 77 degrees west 118 feet to a railroad rail at the end of said stone wall, in the east line of the Tennessee Central Railroad right-of-way; thence with said right-of-way, north 0 degrees 15 minutes east 97 feet to an iron pin in the south line of the property of Iroquois Apartments, Inc.; thence along the rear line of said Iroquois Apartments, Inc. property, and the line of W. L. Bainbridge, shown on said survey, south 74 degrees 58 minutes east 189.4 feet to an iron pin in a hedge; thence north 17 degrees 16 minutes east 72.4 feet to an iron pin in the rear line of Lot 12; thence south 51 degrees east 318.9 feet, along a hedge, to an iron pin in the west margin of Farimont Drive; thence with the margin of the same, south 42 degrees 10 minutes west 156 feet to the beginning.

Being the same property conveyed to Carl W. Zibart and Grace Herrick Zibart, by deed from Kate Anderson Daniel, Unmarried, of record in Book 2295, page 247, Register's Office for Davidson County, Tennessee.

The following land, which was conveyed to the State of Tennessee by deed dated January 25, 1974 and recorded in Book 4783, pages 650 and 651, Register's Office for Davidson County, Tennessee is excluded from this conveyance:

> Being a part of lots 13 and 15 Revised Westend Park subdivision as of record in subdivision Book 421, page 82, Register's Office, Davidson County, and more particularly described as follows:
>
> Beginning at a point, said point being at the intersection of the north dedicated right of way line of Murphy Road and the former east right of way line of the Tennessee Central Railway Company; thence with the former east right of way line of the Tennessee Central Railway Company along a curve to the right with a radius of 1,859.9 feet for 126.0 feet to a point; thence continuing with the former east right of way line of the Tennessee Central Railway Company north 4 degrees 28 minutes east for 329.5 feet to a point of beginning; thence south 70 degrees 52 minutes east for 112.0 feet to a point; thence south 49 degrees 15 minutes east for 169.1 feet to a point in the proposed east right of way line of Interstate Route I-440; thence with the proposed east right of way line of Interstate Route I-440 north 11 degrees 59 minutes west for 202.7 feet to a point; thence south 17 degrees 16 minutes west for 19.6 feet to a point; thence north 74 degrees 58 minutes west for 189.4 feet to a point in the former east right of way of the Tennessee Central Railway Company; thence with the former east right of way of the Tennessee Central Railway Company south 4 degrees 28 minutes west for 97.0 feet back to the point of beginning and containing 25,365 square feet and being part of the same property conveyed by Kate Anderson Daniel to Carl W. Zibart and wife Grace Herrick Zibart of record in Book 2295, Page 247, Register's Office for said County.
>
> The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.
>
> This property is unimproved and is located at 3322 Fairmont Drive in Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Norman W. Ginsberg, his heirs and assigns, forever. And we do covenant with the said Norman W. Ginsberg 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 1974 Metropolitan Government real property taxes, payment ofwhich is assumed by Grantee; and the right reserved by the State of Tennessee to enter upon the land for the purpose of removing improvements and/or encroachments located on the land granted to the State of Tennessee by deed recorded in Book 4783, page 650 Register's Office of Davidson County, Tennessee; and zoning of ordinances of the

Metropolitan Government of Nashville and Davidson County and the restrictions and reservations contained in the deed from Kate Anderson Daniel to Carl W. and Grace Herrick Zibart of record in Book 168, page 364, Register's Office for Davidson County, Tennessee. And we, Carl W. Zibart and Grace Herrick Zibart do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Norman W. Ginsberg, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 1974 at Nashville, Tennessee.

C78116

IDENTIF. REFERENCE

Nov 14 9 45 AM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Carl W. Zibart
Carl W. Zibart

Grace Herrick Zibart
Grace Herrick Zibart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transaction is $45,000.

Carl W. Zibart
Affiant

Sworn to and subscribed before me this 31st day of October, 1974.

Ann J. Johansson
Notary Public

My commission expires: My Commission Expires May 23, 1977.

NOV 14 72 CONV 45,000.00
NOV 14 72 S'TAX A* 117.00
STATE OF TENNESSEE RECORDER A* .50
COUNTY OF DAVIDSON) W'DEED A* 6.00 * 123.50

Personally appeared before me, ANN J. JOHANSSON, a Notary Public in and for said County and State, the within named CARL W. ZIBART and GRACE HERRICK ZIBART, 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 31st day of October, 1974.

ANN J. JOHANSSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ann J. Johansson
Notary Public

My commission expires: My Commission Expires May 23, 1977