This Instrument Prepared By:
Richard A. Jones
Farris, Evans & Warfield
Attorneys at Law
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

BOOK 4923 PAGE 177

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth H. James, et vir	Same	
(NAME)	(NAME)	144-3
1106 Park Ridge Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17 pw
Nashville, Tennessee 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventy Thousand ($70,000)

Dollars,

cash in hand paid by Elizabeth H. James and husband, H. Wynne James, III,

we, Elinor D. Saperstein and husband, Rudoff J. Saperstein,

have this day bargained and sold, and do hereby transfer and convey unto the said Elizabeth H. James and husband, H. Wynne James, III,

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot number 2 on the Plan of Chickering Park, Section III, of record in Book 2663, page 90 and 91, Register's Office for said county.

Said lot number 2 fronts 290 feet on the easterly side of Park Ridge Drive and runs back 322.4 feet on the northwesterly line and 345.9 feet on the southeasterly line, to a dead line in the rear, which is a broken line, measuring 268.4 feet thereon.

Being the same property conveyed to Elinor D. Saperstein, by deed from Ballbade Estates, Inc., of record in Book 2813, page 121, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000

Subscribed and sworn to before me, this the 11th day of June 19 75

Affiant

My commission expires: 11/12/75 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 1106 Park Ridge Drive, Nashville, Tennessee 37215
(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 Elizabeth H. James, and husband H. Wynne James, III,

their ~~successors~~, *heirs and assigns forever.* we *covenant that* we *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 easements of record in Book 2663, page 90, and restrictive covenants of record in Book 2811, page 88, R. O. D. C.

We *further covenant and bind* ourselves, our ~~successors~~ heirs and representatives, to warrant and *forever defend the title to said real estate to said* Elizabeth H. James and husband, H. Wynne James, III their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 10th day of June, 19 75

Elinor D. Saperstein
ELINOR D. SAPERSTEIN

Rudoff J. Saperstein
RUDOFF J. SAPERSTEIN

BOOK 4923 PAGE 178

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Pickens a Notary Public in and for said County and State, Elinor D. Saperstein and husband, Rudoff J. Saperstein,

the within named 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 10th day of June, 19 75.

George W. Pickens Notary Public

Commission expires 11/12/75

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.....

RUSH

JUN 18 75	CONV	70,000.00			
JUN 18 75	S'TAX		A*	182.00	
JUN 18 75	PR'FEE		A*	.50	
JUN 18 75	W'DEED		A*	4.00	* 186.50

REID & WADDEY & SON, INC
[illegible]

WARRANTY DEED

FROM

ELINOR D. SAPERSTEIN, ET VIR
TO
ELIZABETH H. JAMES, ET VIR

D 0 3 2 5 2

IDENTIF. REFERENCE

JUN 18 10 12 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238