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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 76

Notary Public

MY COMMISSION EXPIRES: 11-27-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY L & C Tower
Gullett, Steele, Sanford, Robinson & Merritt — Nashville, Tenn. 37219
NAME — ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Howard I. Levy & wife, Doris A. Levy (NAME) | SAME (NAME) | |
| 615 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 130-3 |
| Nashville, TN. (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 113 PM |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terence N. Fails and wife, Julia F. Fails

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard I. Levy & wife, Doris A. Levy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on Section 3 of the Map of Davis Estates, as of record in Book 4175, page 24, Register's Office for said County.

Said Lot No. 8 fronts 185 feet on the westerly side of Westview Avenue, and runs back between parallel lines, 325 feet to a dead line.

Being the same property conveyed to Terence N. Fails and wife, Julia F. Fails, by deed from Paul M. Davis, Jr., et al., of record in Book 4254, page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a deed of trust executed by the grantors to secure the Prudential Insurance Company of America such note dated April 8, 1971, of record in Book 4493, page 439, R.O.D.C., which said deed of trust is hereby assumed by the grantees.

| | | | | | |
|---|---|---|---|---|---|
| JAN-6?? | CONV | 90,000.00 | | | |
| JAN-6?? | CONV | 74,500.00 | | | |
| JAN-6??S'TAX | | | B* | 427.70 | |
| JAN-6??PR'FEE | | | B* | .50 | |
| JAN-6?? | W'DEED | | B* | 4.00 | * 432.20 |

unimproved (X)
This is improved (X) property, known as 615 Westview Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of January, 19 76

Terence N. Fails

X Julia F. Fails

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marsha L. Hallum, a Notary Public in and for said County and State, the within named Terence N. Fails

the 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 2nd day of January 19 76

Commission expires 11-27-78

Marsha L. Hallum
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Terence N. Fails and wife,

TO
Julia F. Fails

Howard T. Levy and wife,

Doris A. Levy

D 3 1 0 3 1

IDENTIF. REFERENCE

JAN 6 3 35 PM '76

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marsha L. Hallum, a Notary Public in and for said County and State, the within named Julia F. Fails, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1976.

Commission expires 11-27-78

Marsha L Hallum
Notary Public