Prepared by Beel Bass Atty Nineon St Nash Tenn

WARRANTY DEED

(CORPORATE FORM)

BOOK 4993 PAGE 237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phyllis Hirshberg (NAME)	Same (NAME)	10416 par.108
109 39th Ave N (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand, Six Hundred Thirty ($23,630.00)---------- *Dollars,*

Harpeth Glen Corp, hereinafter called "Grantor" *has bargained and sold, and does hereby transfer and convey unto the said* Phyllis Hirshberg, her

(successors), heirs and assigns,

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

Land in the fourth, formerly the 24th ward of the City of Nashville, Davidson County, Tennessee, being the westerly 60 feet of Lot No. 82 on the revised plan of George Blair's subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said county.

Said part of Lot No. 82, fronts 60 feet on the northerly side of Linden Avenue and runs back between parallel lines, with a easterly margin of an ally, 175 feet to an ally in the rear.

Being the same property conveyed to Harpeth Glen Corp., by deed from David Pollack and wife Ellen H. Pollack, of record in Book 4549, page 499, Register's Office of Davidson County, Tennessee.

Subject to the encumbrance of the Deed of Trust to Vaden Lackey, Trustee recorded in Book 4550, page 369, Register's Office of Davidson County, Tennessee to secure a note in the original amount of $25,100.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,630.00

Subscribed and sworn to before me, this the 23rd day of January 1976

Affiant

My commission expires: 10-24-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2010 Linden Avenue, Nashville, Tn. 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 Phyllis Hirshberg, her

(successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered., except for the Deed of Trust to Vaden Lackey, Trustee of record in Book 4550, page 369, Register's Office of Davidson County, Tennessee and taxes for 1976 which are not yet due and payable.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Phyllis Hirshberg, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 23rd *day of* January, 19 76 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HARPETH GLEN CORP.
By:

3223 rec 500

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Trudy Y. Gardner, a Notary Public of the State and County aforesaid, personally appeared David Pollack, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Harpeth Glen Corp., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of January, 19 76.

Trudy Y. Gardner Notary Public

Commission expires 10-24-77

TRUDY Y. GARDNER NOTARY PUBLIC ★ DAVIDSON COUNTY

FEB-2%	CONV	23,630.00			
FEB-2% S'TAX			B★	61.36	
FEB-2% PR'FEE			B★	.50	
FEB-2%	W'DEED		B★	4.00	★ 65.86

D 34364

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

FEB 2 9 06 AM '76

REGISTER
DAVIDSON CO. TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE