FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

x Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF March, 1976

Ada Saturn
Notary Public

MY COMMISSION EXPIRES: 2/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY PHILLIP LEVINE, et ux (NAME)	S A M E (NAME)	MAP 104-9
3716 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 68
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, THOMAS DINKINS, W. V. DINKINS, and RUBY STEELE, Being all of the Heirs at Law of VERA MILLER, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY PHILLIP LEVINE and wife, ROCHELLE Z. LEVINE

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:

BEING Lot No. 173 and the westerly 17.5 feet of Lot No. 171 of Block 8 in Division "A" of the Plan of the Richland Realty Company, as of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, described more particularly as follows:

BEGINNING at a point in the northern margin of Richland Avenue, 482.5 feet west of Craighead Street, and running thence northwardly at right angles to Richland Avenue, 192.5 feet to an alley; thence westerly along the southern margin of said alley, 67.5 feet to a point; thence at right angles southerly, 192.5 feet to a point in the margin of said Richland Avenue; thence eastwardly along the northern margin of Richland Avenue, 67.5 feet to the beginning.

BEING the same property conveyed to Vera Miller by deed from Agnes D. Eckhardt, unmarried, of record in Book 1306, page 218, Register's Office for Davidson County, Tennessee, the said Vera Miller having since died.

MAR-8	CONV	37,500.00		
MAR-8	S'TAX		8* 97.50	
MAR-8	PB'FEE		8* .50	
MAR-8	W'DEED		8* 4.00	* 102.00

This is improved (X) unimproved ( ) property, known as 3716 Richland 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 hand s this 13th day of February, 19 76

Thomas Dinkins W. V. Dinkins Ruby Steele
THOMAS DINKINS W. V. DINKINS RUBY STEELE

By Douglas Miller
Douglas Miller,
Attorney in Fact

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STATE OF TENNESSEE
Madison County

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Personally appeared before me, Louise R. England, a Notary Public in and for said County and State, the within named Ruby Steele

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 Jackson, Tennessee, this 13th day of February 1976

Commission expires January 17, 1977.

Louise R. England
Notary Public

STATE OF TENNESSEE
Shelby County

Personally appeared before me, Russell H. Willis, a Notary Public in and for said County and State, the within named Thomas Dinkins

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 Memphis, Tennessee, this 14 day of February 1976

Commission expires 9.20.76

Russell H. Willis
Notary Public

WARRANTY DEED

FROM
THOMAS DINKINS, W. V. DINKINS, and RUBY STEELE, Being all of the Heirs of Law of VERA MILLER, Deceased

TO
JERRY PHILLIP LEVINE, et ux
ROCHELLE Z. LEVINE

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 39114

IDENTIF. REFERENCE

MAR 8 9 33 AM '76

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF FLORIDA
County of Dade

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named Douglas Miller, to me known to be the person who executed the foregoing instrument in behalf of W. V. Dinkins, and acknowledged that he executed the same as the free act and deed of the said W. V. Dinkins.

[redacted] Witness my hand and official seal at

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 7 1977
BONDED THRU GENERAL INS. UNDERWRITERS.

this 26 day of February 1976

Commission expires

Notary Public