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BOOK 5018 PAGE 266

IDENTIF. REFERENCE

APR 23 1 17 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,000.00

Mitchell S. Magid
Affiant

Subscribed and sworn to before me, this 1st day of May, 1975.

Notary Public

My commission expires 2/21/79

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers

Mail 2 M & L Joint Venture
710 South 1st St.
Nashville Tenn 37213

Same

93-64 - 95 & 96
13W-975

D E E D

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, together with the assumption of a Deed of Trust of record in Book 4909 page 426, Register's Office for Davidson County, Tennessee, ALLAN MURPHY and wife, JOSEPHINE MURPHY, have bargained and sold, and by these presents do transfer and convey unto NOAH LIFF, a two-thirds (2/3) undivided interest, and unto MITCHELL S. MAGID, a one-third (1/3) undivided interest, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 14 on the Second Plan of Davidson Academy Lots, called "Out Lots", not of record, described as follows:
>
> Beginning on the westerly margin of First Avenue South at the northeast corner of the property conveyed to Mrs. Marvin Fisher Steiner and Harry Lightman, Trustee, by deed from L. Hershkovitz and wife, of record in Book 986, page 221, Register's Office for said County; thence with said Steiner's northern boundary line westerly 92 feet 9 inches, more or less, to the easterly margin of the property conveyed to the Nashville Terminal Realty Company, by deed from W. L. Murphy, of record in Book 342, page 96, said Register's Office; thence with said Company's eastern boundary line northerly 94 feet to the southwest corner of the property conveyed to Malvin Steiner, by deed from Harry Lightman and wife, of record in Book 747, page 696, said Register's Office; thence with said Steiner's southern boundary line easterly 92 feet, more or less, to the westerly margin of First Avenue South; thence with the same southerly 94 feet to the beginning.

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

Being the same property conveyed to Allen Murphy by deed from Sidney S. McAlister and John D. McAlister, of record in Book 4909, page 424, said Register's Office.

This conveyance is made subject to the following, which are excluded from the warranty:

1. Taxes for the year 1975.

This is improved property known as 209-215 1st Avenue, South, 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 NOAH LIFF and MITCHELL S. MAGID, their heirs and assigns, forever.

And ALLAN MURPHY and wife, JOSEPHINE MURPHY, do covenant with the said NOAH LIFF and MITCHELL S. MAGID that they 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 1975 taxes.

And ALLAN MURPHY and wife, JOSEPHINE MURPHY, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said NOAH LIFF and MITCHELL S. MAGID, their heirs and assigns, against the lawful claims of all persons whomsoever, except as above stated.

WITNESS OUR HANDS this 26th day of August, 1975, AS OF MAY 1, 1975.

Allan Murphy

Josephine Murphy

APR 23 '75 CONV 45,000.00
APR 23 '75 S TAX B* 119.60
APR 23 '75 FR FEE B* .50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy H. Odell * Notary Public, a Notary Public in and for said State and County, the within named ALLAN MURPHY and wife, JOSEPHINE MURPHY, 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 26 day of August, 1975.

Dorothy H. Odell
Notary Public

My commission expires: Feb. 25 1979.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE