This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5073 PAGE 96

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur D. Gaines, et al	Arthur D. Gaines, et al	Map 93-16
(NAME) 139-1/2 Fain Street	(NAME) 139-1/2 Fain Street	Parcel 368
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	14W-11320
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Thousand Two Hundred Fifty and No/100 ---------- ($1,250.00) ---------- *Dollars,*

cash in hand paid by Arthur D. Gaines and Horace C. Word, the receipt of which is hereby acknowledged,

I, Sidney Wiener, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Arthur D. Gaines and Horace C. Word, jointly with right of survivorship, their

certain real estate in Davidson County, Tennessee, as follows: ~~successors~~ *heirs and assigns,*

Being the easterly half of Lot No. 6 in Block "C", Hermitage Addition to Nashville, as of record in Book 57, page 43, Register's Office for said County.
Said half of said Lot No. 6 fronts 30 feet on the southerly side of Fain Street (formerly Hermitage Avenue) and runs back between parallel lines, with the easterly margin of west half of Lot No. 6, 160 feet to an alley, thence with the said alley eastwardly 30 feet to the westerly margin of Decatur Avenue, thence with the westerly margin of Decatur Avenue northwardly 160 feet to Fain Street, thence with Fain Street westerly 30 feet to the easterly margin of westerly half of Lot No. 6, the beginning point.

Being the property devised to Sidney Wiener under the will of Rebecca Wiener, deceased, of record in Will Book 54, page 173, County Court of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 1,250.00

Subscribed and sworn to before me, this the 29th day of September 19 76

Affiant Arthur D. Gaines

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Eastin

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved (X) improved ( ) property, known as 141 Fain Street (House Number) (Street) Nashville, Tennessee 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 Arthur D. Gaines and Horace C. Word, as aforesaid, their

~~successors~~ *heirs and assigns forever.* I *covenant that* I am *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 1976 taxes which are prorated and assumed by grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Arthur D. Gaines and Horace C. Word, as aforesaid, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 22nd. *day of* September, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sidney Wiener

BOOK 5073 PAGE 97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert D. Eisenstein, *a Notary Public in and for said County and State,* Sidney Wiener, unmarried,

the within named 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* 22nd *day of* September, *19*76.

ROBERT D. EISENSTEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert D. Eisenstein
Notary Public

Commission expires July 31, 1978

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 .....

RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG. 236010
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

Sidney Wiener

TO

Arthur D. Gaines and

Horace C. Word

D 70186

IDENTIF. REFERENCE

SEP 29 12 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

SEP29'76	CONV	*1,250.00				
SEP29'76	S'TAX		B*	3.12		
SEP29'76	PR'FEE		B*	.50		
SEP29'76	W'DEED		B*	4.00	*	7.62

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238