Map - 93 - 16
Par. 443 - 444
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Par 936

BOOK 5100 PAGE 462

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of December, 1976, by and between WILLIAM A. LOEWENBERG and wife, RUTH F. LOEWENBERG, parties of the first part, and FREDERIKA FELT, Trustee for WILLIAM ROSS FELT, Under Trust Dated December 23, 1976; FREDERIKA FELT, Trustee for GWYN RITA FELT, Under Trust Dated December 23, 1976; FREDERIKA FELT, Trustee for RACHAEL SUSAN FELT, Under Trust Dated December 23, 1976; JOANNE MARKELL, Trustee for ALISON RUTH MARKELL, Under Trust Dated December 23, 1976; JOANNE MARKELL, Trustee for JODIE MARKELL, Under Trust Dated December 23, 1976; JOANNE MARKELL, Trustee for ILENE MARKELL, Under Trust Dated December 23, 1976; WILLIAM IRA LOEWENBERG, Trustee for TRACY LYNN LOEWENBERG, Under Trust Dated December 23, 1976; WILLIAM IRA LOEWENBERG, Trustee for HARRY SPRINGER LOEWENBERG, Under Trust Dated December 23, 1976; WILLIAM IRA LOEWENBERG, Trustee for TIFFANY CLARE LOEWENBERG, Under Trust Dated December 23, 1976; and WILLIAM IRA LOEWENBERG, Trustee for JAN ELISE LOEWENBERG, Under Trust Dated December 23, 1976, parties of the second part,

WITNESSETH: That for love and affection, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

PARCEL I:
Being the south parts of lots Nos. 11, 12 and 13, all of lots Nos. 14 to 21, inclusive, of Block "F" on the Plan of Hermitage Addition to Nashville, of record in book 57, page 43, and the north part of Winfrey Street, closed by City Ordinance 50-443, and described as follows:

Beginning at a point in the south margin of an alley at the common corner of lots Nos. 13 and 14; thence with the alley, South 89° 55' East 400 feet to the intersection of said alley and Donelson Street; thence with the west margin of Donelson Street, South 0° 11' East 207 feet to a point in Winfrey Street, closed; thence leaving said street, North 89° 55' West 556.26 feet to a point in the east margin of Fairfield Street, as widened; thence with the margin of said Street, North 9° 11' 50" East 90.47 feet; thence easterly 140 feet, more or less, to a point in the dividing line of lots Nos. 13 and 14, said point being 38 feet north of the north margin of Winfrey Street, closed; thence northerly with the line between lots Nos. 13 and 14, 127 feet to the beginning.

Being the same property conveyed to William A. Loewenberg by deed of record in book 4469, page 625, in the Register's Office of Davidson County, Tennessee.

PARCEL II:
Being part of lot No. 2 on the unrecorded plan of the Resubdivision of lots Nos. 11, 12 and 13 of Block "F", Hermitage Addition, as of record in book 57, page 43, Register's Office for said County, as follows:

Beginning at a point on the easterly margin of Fairfield Avenue, said point being 32 feet south of the southerly margin of the first alley south of Robertson Street and being the northeasterly corner of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in book 3885, page 459, Register's Office for said County; thence eastwardly 131.89 feet to a point on the easterly line of lot No. 13

of said recorded plan, said point being 41 feet southwardly from the southerly margin of the alley previously mentioned; thence with said easterly line of lot No. 13 southwardly 36 feet to a point; thence westwardly and parallel with the northerly line of the parcel herein described 135.79 feet to a point on the easterly margin of Fairfield Avenue; thence with said margin and the easterly line of the property conveyed to Metropolitan Government of Nashville and Davidson County previously mentioned 36 feet to the point of beginning.

Being the same property conveyed to William A. Loewenberg by deed of record in book 4469, page 955, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their respective heirs, successors in trust and assigns in fee simple forever, as tenants in common, with each of said Trustees having an undivided one-tenth (1/10th) interest therein.

The said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

Each of the above referred to Trustees is given full and complete power to hold, manage, and control his interests in the above referred to property transferred to him herein; to lease the same and to collect his share of the rents and profits therefrom; to sell, exchange or mortgage or otherwise dispose of his interests in the same, and to execute and deliver all necessary deeds, mortgages, deeds of trust and instruments of every nature necessary to effect such sale or sales, exchange or exchanges, conveyance or conveyances, lease or leases, or other disposition or dispositions, and no purchaser from, or tenant of, or any person lending money to, said Trustees shall be required to concern himself about the disposition of the proceeds of any such sale, exchange, lease, mortgage or other disposition of said real estate, or any part thereof.

This deed is a gift to the parties of the second part and no consideration has been received therefor.

WITNESS the signature of the parties of the first part the day and year first above written.

William A. Loewenberg
WILLIAM A. LOEWENBERG

Ruth F. Loewenberg
RUTH F. LOEWENBERG

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared WILLIAM A. LOEWENBERG and RUTH F. LOEWENBERG, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at Memphis, Tennessee, this 2nd day of December, 1976.

HERBERT GLAZER NOTARY PUBLIC SHELBY COUNTY TENN.

Herbert Glazer
Notary Public

My commission expires:
September 11, 1978

Property address: 33-37 Fairfield Avenue, Nashville, Tennessee

Mail tax bills to: (Person or Agency responsible for payment of taxes)
William Ira Loewenberg
274 Monroe Avenue
Memphis, Tennessee 38103

This instrument prepared by:
Herbert Glazer
1400 Commerce Title Building
Memphis, Tennessee 38103

State tax.....$781.36
Register's fee..... .50
Recording fee.....
Total.....

DEC 27 76 CONV * @ 300,560.00
DEC 27 76 S.TAX B* 781.56
DEC 27 76 PR'FEE B* .50
DEC 27 76 W'DEED B* 6.00 * 788.06

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,560, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William A. Loewenberg
Affiant

Subscribed and sworn to before me this 2nd day of December, 1976.

HERBERT GLAZER NOTARY PUBLIC SHELBY COUNTY TENN.

Herbert Glazer
Notary Public

My commission expires:
September 11, 1978

Please return to: mail
Herbert Glazer
1400 Commerce Title Building
Memphis, Tennessee 38103

FELIX DAVIS REGISTER SHELBY COUNTY, TENN.
DEC 27 2 39 PM '76
IDENTIF. REFERENCE

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