BOOK 5100 PAGE 692

Form NALY No. 52 DEED—Quit Claim (With Coal Notice)

For Sale by F. O. Naly Co., Law Blank Publishers 415 Grant St., Pgh., Pa. 15219

This Indenture

104-2
376pw

Made *the* 27th *day of* December *in the year of*

our Lord, one thousand nine hundred and seventy-six (1976)

Between Rose H. Zager, widow and sole heir of Abe Zager, deceased, grantor and Barbara Z. Schor, Doris Z. Rosing, and Peggy Z. Baker, children of Rose H. Zager, grantees

DEC28 MISC B* 6.00 * 6.00

Witnesseth, *That the said party of the first part, for and in consideration of the sum of*

One Dollar ($1.00) *Dollars,*

lawful money of the United States of America, unto her *in hand paid by the said part*ies *of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released, and quit-claimed, and by these presents* does *remise, release, and quit-claim unto the said part*ies *of the second part, and to* their heirs *and assigns, forever,*

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Lot No. 4 and the easterly 15 feet of Lot No. 5 on the plan of John H. Williams, Jr., Subdivision of Lot 55 in the Boyd Cockrill Spring Tract, as recorded in Book 161, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 5 front together 75 feet on the southerly side of West End Avenue, and run back between parallel lines, with the westerly margin of 29th Avenue, South, 150 feet to an alley.

Being the same property conveyed to Abe Zager, now deceased, by Deed dated June 29, 1931, from Morgan W. Brown, unmarried, Marjorie B. Ewing and husband, J. Marshall Ewing, and Sina Belle Holleman, formerly Sina Belle Brown and the former wife of the said Morgan W. Brown, and of record in Book No. 873, page 635, R.O.D.C. Tennessee, as recorded on July 1, 1931.

Together with one story concrete block commercial building erected thereon.

Together *with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever, as well in law, as in equity, of the said part of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.* **To Have and to Hold** *all and singular the above mentioned and described premises, together with the appurtenances, unto the said parties of the second part* their heirs *and assigns,* **Forever.**

~~NOTICE—THIS DOCUMENT MAY NOT (DOES NOT) SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended.]~~

In Witness Whereof, *the said party of the first part has hereunto set* her *hand and seal the day and year first above written.*

Sealed and Delivered in the Presence of

Barbara L. Rosing — Rose H. Zager — Rose H. Zager — SEAL

SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL

2856

IDENTIF. REFERENCE

DEC 29 10 05 AM '76

RECORDER OF DEEDS
FELLOWSHIP TWP.
DAUPHIN COUNTY, PENNA.

Received, *the day of the date of the above Indenture, of the above named* Barbara Z. Schor, Dora A. Rosing, and Peggy Z. Baker, the actual consideration for this transfer is

the sum of One Dollar ($1.00) *Dollars,*

lawful money of the United States, being the consideration above mentioned in full.

Witness

Barbara L. Rosing

Rose H. Zager

Rose H. Zager

Commonwealth of Pennsylvania, } ss:
County of Allegheny

On this 27th *day of* December
A. D. 19 76 *, before me,* a Notary Public

came the above named Rose H. Zager

and acknowledged the foregoing Indenture to be act and deed, and desired the same to be recorded as such.

Witness my hand and notarial *seal, the day and year aforesaid.*

SEAL

My Commission Expires March 26, 1979

State of Pennsylvania
County of Allegheny

On this 27th *day of* December
A. D. 19 76 *, before me,* a Notary Public

came the above named Rose H. Zager, who deposed and said that the actual consideration for this transfer is One Dollar ($1.00).

~~*and acknowledged the foregoing Indenture to be act and deed, and desired the same to be recorded as such.*~~

Witness my hand and notarial *seal, the day and year aforesaid.*

My Commission Expires March 26, 1979

Certificate of Residence.

I, Rose H. Zager *do hereby certify that* the *precise residence* of the grantees is 2003 Garrick Drive, Pittsburgh, PA 15235

Witness my hand this 27th *day of* December 1976

Rose H. Zager

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From
Rose H. Zager

To
Barbara Z. Schor,
Dora Z. Rosing,
Peggy Z. Baker

Fees, $.....

This Deed prepared by:
Richard L. Rosenzweig, Esqu
1603 Law & Finance Building
Pittsburgh, Pennsylvania 1

P. O. Naly Co., Law Blank Publishers, 416 Grant St., Pgh. 19, Pa.

STATE OF TENNESSEE
~~Commonwealth of Pennsylvania,~~ } ss.
County of DAVIDSON

Recorded *on this* *day of*

A. D. 19 *, in the Recorder's Office of the said County, in Deed Book, Vol.* *, page*

Given under my hand and the seal of the said office the day and year aforesaid.

Recorder.