BOOK 5112 PAGE 111

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Dixie S. Treadway (NAME) | Dixie S. Treadway (NAME) | 104-5- |
| 408 Greenway Avenue (STREET ADDRESS OR ROUTE NUMBER) | 408 Greenway Avenue (STREET ADDRESS) | Par. 95 |
| Nashville, Tenn. (CITY) (STATE) (ZIP CODE) | Nashville, Tenn. (CITY) (STATE) (ZIP CODE) | 21 W 04960 |

## WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ($10.00) DOLLARS

Fannie L. Z. Zeman

has
~~We~~ bargained and sold, and by these presents do transfer and convey unto the said Dixie S. Treadway

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25, on the map of Hardison, and Young's Lots in West End Park, as recorded in Book 421, page 190, Register's Office for Davidson County, Tennessee

Said Lot No. 25, fronts 56 feet on the easterly side of North Greenway Avenue and runs back between parallel lines 151, feet more or less to an alley.

Being the same property conveyed to Fannie L. Z. Zeman formerly Fannie Zeitlin by deed from Elizabeth Fleming Maddux and husband O. G. Maddux to Dan Zeitlin and wife, Fannie Zeitlin of record in Book 954, page 558, Register's Office for Davidson County, Tennessee, the said Dan Zeitlin having since died.

| | | | | | |
|---|---|---|---|---|---|
| FEB-3- | CONV | 15,500.00 | | | |
| FEB-3- | S'TAX | | B* | 40.30 | |
| FEB-3- | PR'FEE | | B* | .50 | |
| FEB-3- | W'DEED | | B* | 4.00 | * 44.80 |

This is improved (XX) unimproved ( ) property, known as 408 Greenway Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 2nd day of February, 19 77.

X Fannie L. Z. Zeman

Fannie L. Z. Zeman By: Alvin D. Garfinkel

Alvin D. Garfinkel

Attorney-in-fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alvin D. Garfinkel, to me known to be the person who executed the foregoing instrument on behalf of Fannie L. Z. Zeman, and who acknowledged that he executed the same as the free act and deed of the said Fannie L. Z. Zeman.

Witness my hand and official seal at Nashville, Tenn., this 2nd day of February, 19 77.

My commission expires 11-6-79 Notary Public Shirley E. Jackson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Dixie S. Treadway

Sworn to and subscribed before me
this 2nd day of February, 19 77.

My commission expires 1-6-79 Notary Public Shirley E. Jackson

This instrument was prepared by:

| Michael J. Philbin | 300 James Robertson Parkway, Nash., Tn. |
|---|---|
| Name | Address |

WARRANTY DEED

FROM Fannie L. Z. Zeman

TO Dixie S. Treadway

087971

TITLE REFERENCE

FEB 3 12 11 PM '77

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37210