Prepared by Ann Kosloff
Mail 418 N. Kemper Ave. Madison, Tenn

BOOK 5173 PAGE 454

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
418 North Kemper Madison, Tn. 37115	418 North Kemper Madison, Tn. 37115	Map 70-15
(NAME) Margaret Ann Kosloff Sole and Separate Use	(NAME) Margaret Ann Kosloff	Par. 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of six thousand dollars ($6,000.00)

Dollars,

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged. Seller hereby warrants that there are no outstanding liens against property.
It is understood and agreed that Seller, ~~Carlos B. Lewis~~ Loyd Spradlin will furnish buyer, Margaret Ann Kosloff with a Guarantee title policy.

Carlos B. Lewis and Loyd Spradlin

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret Ann Kosloff, Sole and Separate Use

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 43 feet of lots Nos. 37 and 38, on the Plan of the Subdivision of Lot No. 37, in Owen's Buena Vista Lots, as of record in Plan Book 1, Page 84, Chancery Court at Nashville, and book 57, page 26 Register's Office for said County.

Said parts of lots Nos. 37 and 38 fronts 43 feet on the northerly side of Jennings Street, and runs back 91.45 feet, more or less on the westerly line and 91 feet on the easterly line with the westerly margin of 11th Avenue North, formerly Buchanan Street, to a dead line, measuring 43 feet thereon.

Being the same property conveyed to Carlos B. Lewis and Loyd Spradlin by deed from Clarence William Moore and Wife, Katie Louise Moore of record in Book 5118 Page 828, said register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $6,000.00

Subscribed and sworn to before me, this the 20th day of July 1977

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved (✓) unimproved ( ) property, known as 1100 Jennings Street (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Margaret Ann Kosloff, Sole and Separate Use *(successors), heirs and assigns forever.* seller *covenant that* they *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Margaret Ann Kosloff, Sole and Separate Use *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand this* 5th *day of* July, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carlos B Lewis — margaret ann Kosloff

Loyd Spradlin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rose Marie Johnson, *a Notary Public in and for said County and State,* Davidson Tennessee, Lloyd Spradlin and Carlos B. Lewis

the within named bargainor S, *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* 19th *day of* July, *19* 77.

Rose Marie Johnson *Notary Public*

Commission expires COMMISSION EXPIRES AUGUST 18, 1977

ROSE MARIE JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

JUL 20 77 CONV *6,000.00
JUL 20 77 S'TAX B* 15.60
JUL 20 77 PR'FEE B* .50
JUL 20 77 W'DEED B* 4.00 * 20.10

WARRANTY DEED

FROM

Carlos B. Lewis and Loyd Spradlin

TO

Margaret Ann Kosloff, Sole and Separate use

FEE $ 15487

IDENTIF. REFERENCE

JUL 20 2 15 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS