WARRANTY DEED

BOOK 5250 PAGE 647

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 78.

Notary Public

MY COMMISSION EXPIRES: 9-3-80

(AFFIX SEAL)

Rec'd mail

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALTON RAY ALDRIDGE (NAME)	SAME (NAME)	Map 92-16
et ux 2312 Deerwood Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 317
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W-06580

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EMANUEL SCHATTEN and RUBIN RUSKIN and wife, SYLVIA S. RUSKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALTON RAY ALDRIDGE and wife, DORCAS JEAN ALDRIDGE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 153 and 154 on the Map of O.B. Hayes Second Plan of Small Lots, as of record in Plan Book 1, page 81, of the Chancery Court at Nashville.

Lot No. 153 fronts 50-feet on the west side of 18th Avenue, South, formerly Lamar Street and runs back between parallel lines 150 feet to an alley.

Lot No. 154 fronts 50 feet on the west side of 18th Avenue, South, formerly Lamar Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Emanuel Schatten, Rubin Ruskin and wife, Sylvia S. Ruskin by deeds from W.P. Russell and wife, Virginia C. Russell and S. and C. Company, Inc. of record in Book 2137, page 493 and Book 2633, page 441, All in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 911 and 913 18th Avenue, South Nashville
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 3rd day of February, 1978

EMANUEL SCHATTEN

RUBIN RUSKIN

SYLVIA S. RUSKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Fred E. Cowden Jr., a Notary Public in and for said County and State, the within named Emanuel Schatten, Rubin Ruskin and wife, Sylvia S. Ruskin

the 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 3rd day of February, 1978

Fred E. Cowden, Notary Public

Commission Expires 8-3-80

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

E 49545

IDENTIF. REFERENCE

FEB 8 9 44 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-8 78	CONV	70,000.00			
FEB-8 78	S'TAX		B*	182.00	
FEB-8 78	PR'FEE		B*	.50	
FEB-8 78	W'DEED		B*	4.00	* 186.50

WARRANTY DEED

FROM

Emanuel Schatten, Rubin Ruskin

and wife, Sylvia S. Ruskin

TO

ALTON RAY ALDRIDGE and wife,

DORCAS JEAN ALDRIDGE

TITLE INSURED BY POLICY NUMBER:

43-013-23896F

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S. LIFE TITLE INSURANCE
Company of New York