This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee

BOOK 5359 PAGE 454

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Blumstein & Andree Kahn Blumstein (NAME)	Same (NAME)	117-6 Par. 111
2113 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by James F. Blumstein and wife, Andree Kahn Blumstein, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas S. Leek, Sr. and wife, Roe Ellen C. Leek,

have this day bargained and sold, and do hereby transfer and convey unto the said James F. Blumstein and wife, Andree Kahn Blumstein, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 125 feet of the easterly 135 feet of the southerly part of Lot No. 21 on the Plan of Hillsboro Heights Subdivision, unrecorded, and described according to survey made by W. B. Southgate, Engineer, May ____, 1910, as follows:
Beginning on the southerly margin of Hampton Avenue at a point 465 feet east of the center of 23rd Avenue, South; thence with the southerly margin of Hampton Avenue, eastwardly 125 feet to Graves' northwest corner; thence with Graves' west line southwardly 340 feet to a dead line; thence westwardly 125 feet; thence northwardly 340 feet to the point of beginning.

Being the same property conveyed to Thomas S. Leek and wife, Roe Ellen C. Leek, by deed from Otto Morse Kochtitsky and wife, Marjorie Stephenson Kochtitzky, of record in Book 5102, page 576, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 163,500.00

Subscribed and sworn to before me, this the 31st day of October 19 78.

Affiant James F. Blumstein

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ellen Long

This is unimproved ( ) improved (X) property, known as 2113 Hampton Avenue, Nashville, Tennessee 0 (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James F. Blumstein and wife, Andree Kahn Blumstein, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for 1978 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James F. Blumstein and wife, Andree Kahn Blumstein, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of October, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas S. Leek
Thomas S. Leek, Sr.

Roe Ellen C. Leek
Roe Ellen C. Leek

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jeanne C. Zerfoss, *a Notary Public in and for said County and State,* Thomas S. Leek, Sr. and wife, Roe Ellen C. Leek,

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* 30th *day of* October, *19* 78

Commission expires Feb 18 1980

Jeanne C. Zerfoss
Notary Public

JEANNE P. ZERFOSS 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 .....

NOV-3 78	CONV	90,000.00			
NOV-3 78	CONV	73,500.00			
NOV-3 78	S'TAX		B*	425.10	
NOV-3 78	PR'FEE		B*	.50	
NOV-3 78	W'DEED		B*	4.00	* 429.60

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 235458

FROM
Thomas S. Leek, Sr. et ux.

TO
James F. Blumstein et ux.

E-98201

IDENTIF. REFERENCE

Nov 3 8 27 AM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238