B6410

This instrument prepared by:
[illegible] PLEAS, LE ROY & BENNETT, P. C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 6075 PAGE 22

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
William Ira Loewenberg, Trustee, Frederika Felt, Trustee and Joanne Markell, Trustee 574 Monroe Avenue Memphis, Tennessee 38101	Same	Map 93-16 Par.

THIS INDENTURE made and entered into this 8th day of June, 1983, by and between BLANCH LEE JOHNSON, now BLANCH MARTIN, FRED LEE DOWELL and BENITA K. POLLARD, PARTIES OF THE FIRST PART, and FREDERIKA FELT, TRUSTEE FOR WILLIAM ROSS FELT, under trust dated December 23, 1976; FREDERIKA FELT, TRUSTEE FOR GWYN RITA FELT, under trust dated December 23, 1976; FREDERIKA FELT, TRUSTEE FOR RACHAEL SUSAN FELT, under trust dated December 23, 1976; JOANNE MARKELL, TRUSTEE FOR ALISON RUTH MARKELL, under trust dated December 23, 1976; JOANNE MARKELL, TRUSTEE FOR JODIE MARKELL, under trust dated December 23, 1976; JOANNE MARKELL, TRUSTEE FOR ILENE MARKELL, under trust dated December 23, 1976; WILLIAM IRA LOEWENBERG, TRUSTEE FOR TRACY LYNN LOEWENBERG, under trust dated December 23, 1976; WILLIAM IRA LOEWENBERG, TRUSTEE FOR HARRY SPRINGER LOEWENBERG, under trust dated December 23, 1976; WILLIAM IRA LOEWENBERG, TRUSTEE FOR TIFFANY CLARE LOEWENBERG, under trust dated December 23, 1976; and WILLIAM IRA LOEWENBERG, TRUSTEE FOR JAN ELISE LOEWENBERG, under trust dated December 23, 1976, PARTIES OF THE SECOND PART,

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, BLANCH LEE JOHNSON, now BLANCHE MARTIN, FRED LEE DOWELL and BENITA K. POLLARD, have bargained and sold and by these presents do transfer and convey unto the said PARTIES OF THE SECOND PART, their successors, heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Subscribed and sworn to before me, this the 10th day of June, 1983.

J R Schulman
Affiant

Notary Public

My Commission Expires: 7-17-83

06/14 34.50

Land in Davidson County, Tennessee, being parts of Lots Nos. 11, 12 and 13 of Block "P" on the Plan of Hermitage Addition to Nashville, as of record in Book 57, page 43, Register's Office for said County, being Lot No. 1 on a resubdivision of said lots, not of record, described according to a survey made by Anderson and Gee, May 13, 1946, as follows:

Beginning on the easterly margin of Fairfield Avenue at the northwest corner of the property conveyed to Joe Etta Johnson and wife, by deed from Nettie B. Fisher, of record in Book 1536, page 24, said Register's Office, being the corner of Lots Nos. 1 and 2; thence with the line between the said two lots and Johnson's northerly line eastwarldy 141.9 feet; thence northwardly 41 feet to the southerly margin of an alley; thence with said alley westwardly 136.9 feet to the easterly margin of Fairfield Avenue; thence with said Avenue southwardly 32 feet to the beginning.

Being the same property conveyed to Blanch Lee Johnson (now known as Blanch Martin), Fred Lee Dowell and Benita K. Pollard by deed from Jinx S. Thomas, Trustee, of record in Book 5343, page 258, Register's Office for Davidson County, Tennessee.

This is improved property known as 39 Fairfield Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Parties of the Second Part, their respective heirs, successors in trust and assigns, in fee simple, forever, as tenants in common, with each of said Trustees having an undivided one-tenth (1/10) interest therein.

The Parties of the First Part do hereby covenant with the said Parties of the Second Part that they are lawfully seized and possessed of said land in fee simple, have a good right to sell and convey same, and that the same is unencumbered, except by taxes for the year 1983, which have been prorated and assumed by the Grantees herein.

The said Parties of the First Part do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Parties of the Second Part, their respective heirs, successors in trust and assigns, against the lawful claims of all persons whomsoever.

Each of the above referred to Trustees is given full and complete power to hold, manage and control his interests in the above referred to property transferred to him herein; to lease the same and to collect his share of the rents and profits therefrom; to sell, exchange or mortgage or otherwise dispose of his interests in the same, and to execute and deliver all necessary deeds, mortgages, deeds of trust and instruments of every nature necessary to effect such sale or sales, exchange or exchanges, conveyance or conveyances, lease or leases, or other dispositions, and no purchaser from, or tenant of, or any person lending money to, said Trustees shall be required to concern himself about the disposition of the proceeds of any such sale, exchange, lease, mortgage or other disposition of said real estate, or any part thereof.

H 5 3 9 3 8

IDENTIF. REFERENCE

JUN 14 2 54 PM '83

FELIX Z. WILSON J.P. REGISTER
DAVIDSON COUNTY, TN

Witness our hands this 8th day of June, 1983.

Blanch Martin
BLANCH MARTIN (formerly
BLANCH LEE JOHNSON)

Fred Lee Dowell
FRED LEE DOWELL

Benita K. Pollard
BENITA K. POLLARD

J. T. CHAPMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blanch Martin (formerly Blanch Lee Johnson), Fred Lee Dowell and Benita K. Pollard, the bargainors, 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 8th day of June, 1983.

J. T. Chapman
Notary Public

Commission Expires:
My Commission Expires Jan. 20, 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6075 PAGE 25

FOR

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32500.00- CO	
			64.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	94.00-
			4892A06/14/03 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 3 9 3 8

IDENTIF. REFERENCE

JUN 14 2 54 PM '03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 956172