This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

B0435

WARRANTY DEED

BOOK 6145 PAGE 164

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. C. S., Inc.	SAME	Map 82-13
(NAME:)	(NAME:)	
800 Marselle Road		Parcels 185, 184
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	& 183
Roswell, Georgia 30075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by E. C. S., Inc. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, We,

Ralph I. Bubis, Barbara R. Bubis, Mai B. Klein ~~and Mikkeen Axx Klein~~ (as to Tract I) and Hattye R. Bubis (as to Tract II)

have this day bargained and sold, and do hereby transfer and convey unto the said E. C. S., Inc.

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

Two tracts of land in Davidson County, Tennessee being described as follows:

TRACT I:

Land in Davidson County, Tennessee, being the southwesterly part of lot No. 99 and the southeasterly part of lot No. 100 on the Plan of D. T. McGavock's First Addition to North Nashville, as of record in Book 10, pages 606 to 609, Register's Office for said County, described as follows:
Beginning on the northerly margin of Jefferson Street 59 ¼ feet easterly from the easterly margin of 7th Avenue North, formerly Vine Street; thence northerly 92 feet; thence easterly 76.8 feet; thence southerly 92 feet to the northerly margin of Jefferson Street; thence with the same westerly 76.8 feet to the beginning.

Being the same property conveyed to Hattye R. Bubis, by deed from S. D. Coleman and wife, of record in Book 3068, page 456, Register's Office for Davidson County, Tennessee, and to the above named grantors by deed of record in Book 4984, page 30, said Register's Office.

TRACT II:

Being the southwesterly part of Lot No. 100 on the Map of D. T. McGavock's First Addition, as of record in Book 10, pages 608 and 609, Register's Office for said County, and described as follows:

(Description continued on back page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 2nd day of September 19 83

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 614, 616 & 622 Jefferson Street, Nashville, Tennessee 37208
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1983 taxes which are prorated and assumed by the purchaser.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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* September, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

09/27 175 0 HEB

Ralph I. Bubis

Barbara R. Bubis

Hattye R. Bubis

Mai B. Klein

533

~~Mikkeen Axx Klein~~

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6145 PAGE 165

Personally appeared before me, Mary Ensey *a Notary Public in and for said County and State,* Hattye R. Bubis

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 2nd *day of* September, *19* 83

Mary Ensey *Notary Public*

Commission expires 4/8/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 1983, before me personally appeared Hattye R. Bubis, to me known to be the person who executed the foregoing deed in behalf of Mai B. Klein, Ralph I. Bubis and Barbara R. Bubis, and acknowledged that she executed the same as the free act and deed of said Mai B. Klein, Ralph I. Bubis and Barbara R. Bubis.

Witness my hand and official seal at office in Nashville, Tennessee, this 14th day of September, 1983.

Mary Ensey
Notary Public

My commission expires: 4/8/84

CONTINUATION OF DESCRIPTION

Beginning at the northeasterly intersection of Jefferson Street and 7th Avenue North, thence northerly along the easterly margin of 7th Avenue North, 92 feet to a point at the southwest corner of the property conveyed to Louis Glick by deed from L. Hershkovitz and wife, of record in Book 796, page 506, Register's Office for said County, said point being 73 feet south of Madison Street, as widened; thence easterly along Glick's south line, parallel to Madison Street, as widened, 59 feet 3 inches, more or less, to the northwest corner of the property conveyed S. D. Coleman by deed from Mrs. F. Z. Cartwright, of record in Book 1264, page 264, said Register's Office; thence along Coleman's west line, southerly 92 feet, more or less, to the north line of Jefferson Street; thence with the margin of the same westerly 59 feet 3 inches more or less, to the beginning.

Title to the above described property vested in Hattye R. Bubis by instrument of record in Book 4527, page 114, Register's Office for Davidson County, Tennessee.

WARRANTY DEED
FROM Hattye R. Bubis et al
TO E. C. S., Inc.
IDENTIF. REFERENCE
117.6 | 9 9
SEP 27 4 22 PM '83
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37
2434/12

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6145 PAGE 166

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
			65000.00-	CO
			169.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 175.50-
			0533A09/27/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.6.1 9 9

IDENTIF. T REFERENCE

SEP 27 4 22 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 981733