mail

This Deed Prepared By:
Leon Ruben
809 Highland Crest Drive
Nashville, Tenn. 37205

WARRANTY DEED

BOOK 5318 PAGE 9

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY R. POTTER (NAME)	SAME (NAME)	106-5 27, 6DA 352
318 McFerrin Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	106-5 34, 6DA 371
Nashville, Tenn 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$10----------

Ten and No/100---------- *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration

I 2 9 8 7 9

IDENTIF. REFERENCE

JUN 19 2 22 PM '84

We, Leon Ruben and sister, Jeanette Rubin *have bargained and sold, and by these presents do transfer and convey unto the said* Billy R. Potter his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 4 of Saxon's Addition which was formerly the subdivision of the W.L. Nance Lands lots Nos. 3 and 4 in the Sixth formerly Ninth Civil District of Davidson County, Tennessee, a plan of which said subdivision is recorded in Plat Book 2, page 327, in the Chancery Court of Davidson County, Tennessee.

Beginning at a point in the easterly margin of Nance Lane and running 195.8 feet in an easterly direction to a point which is the common corner of lots Nos. 3,4,11 and 12 of Saxon's Addition; thence in a northerly direction 50 feet to a point which is the common corner of Lots Nos. 4,5,10 and 11 of Saxon's Addition; thence in a westerly direction 200.7 feet to a point in the easterly margin of Nance Lane; thence in a southerly direction with the easterly margin of Nance Lane 50.24 feet to the point of the beginning, being bound on the South by lot No. 3, East by lot No. 11, on the North by Lot No. 5 and on the West by Nance Lane.

Being the same property conveyed to Herman Ruben and wife Rose Ruben by deed from J.D. Saxon and wife Sarah Saxon of record in Book 1383, page 305. Register's Office for Davidson County, Tennessee. The said parties having since died & the said Herman Ruben having since predeceased the said Rose Ruben. The said Rose Ruben died, devising said property to Leon Ruben and Jeanette Rubin, as tenants in common & as devisees under the will of Rose Ruben, deceased, as of record in Will Book 131, page 112, Probate Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Affiant

Subscribed and sworn to before me, this the 13 day of June 19 84

My commission expires: 4/21/85 (Affix Seal)

Notary Public

DIANE W. C... DON COUNTY, TEN...

TRACT II: BOOK 6318 PAGE 10

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 of Saxon's Addition which was formerly the Subdivision of W.L. Nance Lands, Lots Nos. 3 and 4 in the Sixth formerly Ninth Civil District of Davidson County, Tennessee a plan of which said subdivision is recorded in Plat Book 2, page 327, in the Chancery Court of Davidson County, Tennessee.

Beginning at a point in the westerly margin of Paris Avenue and running in a westerly direction 181 feet to a point which is the common corner of Lots 3,4,11 and 12 of Saxon's Addition; thence in a northerly direction 50 feet to a point which is the common corner of Lots Nos. 4,5, and 11 of Saxon's Addition, thence in an easterly direction 181 feet to a point in the westerly margin of Paris Avenue, thence in a southerly direction with the westerly margin of Paris Avenue 50 feet to the point of beginning.

Said Lot No. 11 being bounded on the North by Lot No. 10, on the West by Lot No. 4; and on the South by Lot No. 12 of Saxon's Addition and on the East by Paris Avenue, to which reference is hereby made.

Being the same property conveyed to Herman Ruben and wife Rose Ruben by deed from J.D. Saxon and wife Sarah W. Saxon of record in Book 1383, page 326, Register's Office for Davidson County, Tennessee. The said parties having sinced died & the said Herman Ruben having since predeceased the said Rose Ruben. The said Rose Ruben died, devising said property to Leon Ruben and Jeanette Rubin, as tenants in common & as devisees under the will of Rose Ruben, deceased, as of record in Will Book 131, page 112, Probate Clerks Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 58 Nance Lane, Nashville, Tennessee 57 Paris Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy R. Potter *his heirs and assigns, forever.*

And we *do covenant with the said* Billy R. Potter *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.*

except the 1984 taxes which have been prorated and assumed by the purchaser.

And We, Leon Ruben and sister, Jeanette Rubin *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Harris his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18th *day of* June, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LEON RUBEN

Jeanette Rubin
JEANETTE RUBIN

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* Leon Ruben and Jeanette Rubin

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* 1 *day of* June, *19* 84.

Carolyn J. Nickins, *Notary Public.*

Commission Expires May 20, 1985

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

WARRANTY DEED

FROM

LEON RUBEN, ET AL

TO

BILLY R. POTTER

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOOK 5318 PAGE 12

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6318 PAGE 13

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
			32000.00- CAMT.	
			83.20 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	95.70-
			5922A06/18/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 9 8 7 9

IDENTIF. REFERENCE

JUN 18 2 22 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.0045198