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

mail to: Richard Davenport
306 Gay St. -301
City 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. RICHMOND, JR. (NAME:)	SAME (NAME:)	106 0559
398 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	106 0560
City. 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

J 1 3 8 1 5

IDENTIF. REFERENCE

JUN 18 11 09 AM '85

DAVIDSON COUNTY, TN

BOOK 6584 PAGE 516

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

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 18 of Saxon's Addition which was formerly the subdivision of the W.L. Nance Lands, Lots 3 & 4 in the 6th, formerly 9th Civil District of Davidson County, Tennessee, a plan of which said Sub-division is recorded in Plan Book 2, page 327, in the Chancery Court of Davidson County, Tennessee.

Said Lot No. 18 is bounded on the north by Lot No. 19 and on the south by Lot No. 17 of Saxon's Addition and on the east by Stephens Property and on the west by Paris Ave.. Beginning at a point in the easterly margin of Paris Ave. and running 175 ft. to a point in the westerly margin of Stephens Property; thence at right angles to the right in a southerly direction with the westerly boundary line of said Stephens Property 50 ft. to a point in said boundary line; thence at right angles to the right in an easterly direction with the northerly margin of Lot No. 17, 175 ft. to a point in the easterly margin of Paris Ave. thence in a northerly with the easterly margin of Paris Ave. 50 ft. to the point of beginning.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lot No. 19 on the unrecorded Map of Saxon's Addition of the W. L. Nance Lands, located

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,000.00

Subscribed and sworn to before me, this the 18th day of June, 1985

Affiant

My commission expires: 11-1-87

(Affix Seal)

Notary Public

in the 6th Civil District, and described according to a Map made by Pete Meyer, Surveyor, dated March 21 1946, as follows:

Beginning at a point in the east margin of Paris Street, 150 feet south of an iron pin at the northwest corner of Lot No. 22: thence with said Avenue, South 4 deg. west 50 feet to the corner of Lots 18 and 19; thence east with the line between said lots, 175 feet; thence along the rear of Lot 19, North 4 deg. East 50 feet to the corner of Lots 19 and 20; thence west with the line between said lots, 175 feet to the beginning.

Being the same property conveyed to Leon Ruben and Jeanette Rubin, as tenants in common, by deed from Rose Ruben, a widow, of record in Book 4201, page 722 & page 726 Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 56 and 58 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 James E. Richmond, Jr. his *heirs and assigns, forever.*

And we *do covenant with the said* James E. Richmond, Jr. *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.*

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* James E. Richmond, Jr. his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 17th *day of* August, *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6584 PAGE 518

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* 17 *day of* August, *19* 84

Carolyn J. Nikravesh, *Notary Public.*

Commission Expires April 1 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.....

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6584 PAGE 519

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54000.00- CAMT.	
			140.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	149.90-
			29A06/18/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3. 8 1 [illegible]

IDENTIF. REFERENCE

JUN 18 11 09 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 145634