This Instrument Prepared By: Christian A. Horsnell, Gilbert & Milom
13th Floor, Third National Bank Building
Nashville, Tennessee 37219

# WARRANTY DEED

BOOK 6996 PAGE 646

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Norman W. Ginsberg | Same | Map 104-6 |
| (NAME) Suite 1105<br>210 25th Avenue, North | (NAME) | Parcel 3 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, TN 37203 | (STREET ADDRESS) | 21 W-2830 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Thirty Thousand and no/100 ..... *Dollars,*

cash in hand paid by the being hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Cason A. Dickinson and Roy S. Jones, (the Grantors herein)

*have this day bargained and sold, and do hereby transfer and convey unto the said* Norman W. Ginsberg

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

LAND in Davidson County, Tennessee, being part of Lot No. 13 on the Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

BEGINNING at a point on the northwesterly margin of Fairmont Drive, said point being located at the southwesterly front corner of the property conveyed to Norman W. Ginsberg by deed of record in Book 4868, page 19; thence leaving said Fairmont Drive in a northwesterly direction with a portion of Ginsberg's southwesterly line 120.7 feet, more or less, to a point located on Ginsberg's southwesterly line; thence, in a southeasterly direction 143.2 feet, more or less, with a portion of the northeasterly line of the property conveyed to the State of Tennessee by final consent judgment of record in Book 4804, page 277, said Register's Office, to a point located on the northwesterly margin of said Fairmont Drive, with said margin in a northeasterly direction 82 feet, more or less, to the point of beginning.

Being the same property conveyed to Cason A. Dickinson and Roy S. Jones by deed from Anne Elizabeth Leeper Stewart, Sarah Grace Leeper, Jefferson D'Armond Leeper and Laura E. Waynick, the heirs

*(continued on back)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 1st day of October, 19 86

Affiant

My commission expires November 1, 1987
(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 3324 Fairmont Drive (House Number) (Street) Nashville, Tennessee 37203 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 as noted herein.

*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* 1st *day of* October, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cason A. Dickinson

Roy S. Jones

15/01 20.50 - CHECK

9243

*(continued from front of deed)

at law of Anne Frances Leeper, of record in Book 6795, page 571, Register's Office for said county.

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The property herein conveyed is subject to restrictive covenants of record in Book 436, page 205, said Register's Office, to the matters set forth in the above referenced plan of record, easements and restrictions of record, and 1986 real property taxes, which have been prorated and assumed by the Grantee. The property herein conveyed is not the usual place of residence of the Grantors, their spouses or dependents.

48345

IDENTIFICATION REFERENCE

OCT 13 11 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

$.50

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cason A. Dickinson

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 1986.

Notary Public

Commission Expires: November 1, 1987

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy S. Jones

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 1986.

Notary Public

Commission Expires: November 1, 1987

**WARRANTY DEED**

FROM Cason A. Dickinson and Roy S. Jones

TO Norman W. Ginsberg

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

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

RECEIVED OF _____

FOR _____

BOOK 6996 PAGE 648

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible]0- CAMT.
84.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 90.50-
904BAIO/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48345
IDENTIFICATION REFERENCE
OCT 1 3 11 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301704