BOOK 8212 PAGE 445

WARRANTY DEED

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $69,000.00]
[
[Joseph Kitchell
[Affiant
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
[5TH DAY OF OCTOBER, 1990.
[
[Harold E Collins
[Notary Public
[MY COMMISSION EXPIRES: 1-23-94
[(AFFIX SEAL)

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON CO. TN.

[THIS INSTRUMENT WAS PREPARED BY		
[Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209]		
[NAME ADDRESS		
[ADDRESS NEW OWNER(S) AS FOLLOWS:]	SEND TAX BILLS TO:]	MAP-PARCEL NUMBERS
[Joseph Kitchell, et ux	SAME	MAP 91-15
[(NAME)	(NAME)	
[4912 Charlotte Avenue		PARCEL 245
[(ADDRESS)	(ADDRESS)	
[Nashville, Tennessee 37209		FB 12W-03730
[(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)]	

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-NINE THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTOR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Dorothy Katz Mintz, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Kitchell and wife, Louise Kitchell, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 813, of Block 113, on the Plan of West Nashville No. 1, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 813 fronts 25 feet on the north side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Irving William Katz and Joseph I. Katz by deed from Abraham Rothberg and wife, Elaine Rothberg of record in Book 2856 Page 267 R.O.D.C. Tennessee, the said Irving William Katz having since died devising said property to Grantor, of record in Will Book 129 Page 193, and the said Joseph Israel Katz and Joseph I. Katz being one and the same person, having since died devising said property to Grantor of record in Will Book 132 Page 263 Probate Court for Davidson County, Tennessee.

Milton Mintz, husband of Grantor, joins in this conveyance for the express purpose of conveying any and all right, title and interest he has in and to the above described property by virtue of being married to the said Grantor.

1990 property taxes pro-rated and to be paid by buyer.

Improved	4912 Charlotte Avenue,	Nashville,	TN	37209
(House Number)	(Street)	(City)	(State)	(Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTORS, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 5TH day of OCTOBER, 1990.

Dorothy Katz Mintz
DOROTHY KATZ MINTZ - SELLER

Milton Mintz
MILTON MINTZ

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 Dorothy Katz Mintz and Milton Mintz, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5TH day of OCTOBER, 1990.

Harold E Collins
NOTARY PUBLIC

My commission expires: 1-23-94

63192

IDENTIF. REFERENCE

OCT 8 9 59 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

8134 10/08 0101 03CHECK 234.70

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8212 PAGE 447

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

10/08/90 01 10:00 0001 8134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

631 92

IDENTIF. REFERENC

OCT 8 9 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362406