BOOK 8347 PAGE 123

WARRANTY DEED

12606

0043 05/07-0101 03CHECK 8.65

State of Tennessee
County of Davidson

IDENTIF. REFERENCE

The actual consideration or value, whichever is greater, for this transfer is $ 500.00

Affiant

MAY 7 2 11 PM '91
FELIX ... DAVIDSON COUNTY TN.

Sworn to and subscribed before me this 7th day of May, 1991

Notary Public

PICK-UP

My Commission Expires: May 5, 1994

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
Morris Kraft & Maxie D. Biener 210 25th Avenue, North Nashville, Tennessee 37203	Same
Map - Parcel Number:	
Map 105-04, Parcel 69 Map 105-04, Parcel 70	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, AHRON H. LUCAS and SEFTON B. LUCAS, Devisees under the Will of Marion Brown Lucas, Deceased, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto MORRIS KRAFT and MAXIE D. BIENER, hereinafter called grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, as follows:

Being Lots nos. Four hundred and Fifty-two (452) and Four hundred and Fifty-three (453) in Maury and Claiborne's addition to Nashville, a plan of which is of record in Book 21, pages 84 and 85, of the Register's Office of said County, Said Lots nos. 452 and 453 front forty (40) feet each on the southerly side of Perkins Street and run back between parallel lines one hundred and seventeen (117) feet, more or less, to an alley.

Being the same property conveyed to Julius Brown by deed from Phyllis G. Hambleton and husband, B. F. Hambleton, of record in Book 533, page 333, Register's Office for Davidson County, Tennessee, the said Julius Brown having devised said property to Marion Brown Lucas and Sadie Brown Freed by Will of record in Will Book 73, page 440, Probate Court Clerk's Office for Davidson County, Tennessee, retaining therein a life estate for Gizella Brown, the said Gizella Brown having since died; the said Sadie Brown Freed having since died, and her interest in said property having been quitclaimed to Marion Brown Lucas by instrument of record in Book 7948, page 204, said Register's Office; the said Marion Brown Lucas having since died and

devised said property to Ahron H. Lucas and Sefton B. Lucas by Will of record in Will Book 173, page 495, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 35 and 41 Perkins Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the grantees, their heirs and assigns forever; and we do covenant with the said grantees that we are lawfully seised 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, assigns 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 27 day of APRIL, 1991.

AHRON H. LUCAS

SEFTON B. LUCAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AHRON H. LUCAS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 1991.

Lee A. Cohen
NOTARY PUBLIC

My Commission Expires: March 3, 1992

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEFTON B. LUCAS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

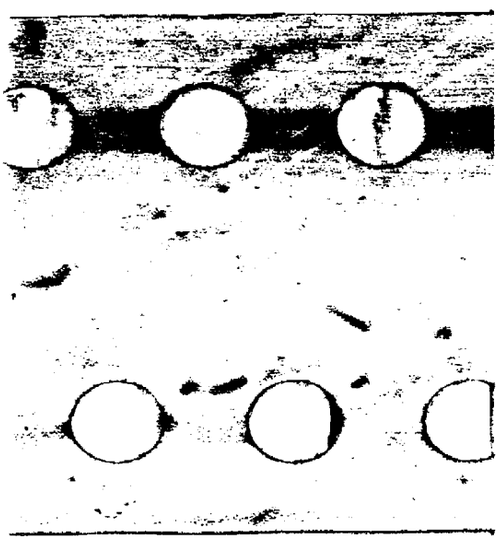
WITNESS my hand and official seal this 13th day of MARCH, 1991.

Larry A. Diamond
NOTARY PUBLIC

My Commission Expires: 11-17-91

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8347 PAGE 125

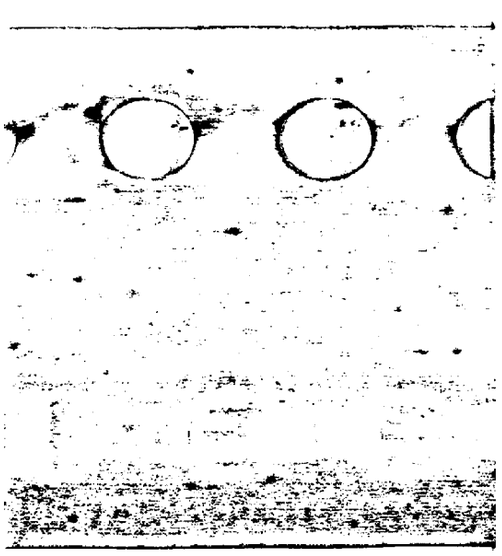
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	500.00
CON TX	1.65
PRFEE	1.00
WDEED	6.00
TOTAL	8.65
CHECK	8.65

05/07/91 01 14:11 0001 0043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



12606

IDENTIF. REFERENCE

MAY 7 2 11 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 419677