Mail

**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***165,000.00.

Irving Rubenstein
Affiant

Subscribed and sworn to before me this 8th day of December, 1993.

Notary Public

My Commission Expires: 1-23-94

96379
IDENTIF. & REFERENCE

93 DEC 14 AM 8:40
REGISTER
DAVIDSON CO., TN.

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| IRVING RUBENSTEIN and<br>MELINDA RUBENSTEIN<br>1708 Temple Avenue<br>Nashville, TN 37215 | FIRST TENNESSEE BANK<br>P.O. Box 474<br>Memphis, TN 38101 | MAP 131-3<br>PARCEL 188 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 ($***165,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **SHERRY LYN McMANUS, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **IRVING RUBENSTEIN and wife, MELINDA RUBENSTEIN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davdison County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 44 on the Plan of Neil Hunt Subdivision of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 75.15 feet on the northerly margin of Temple Avenue and extends back between parallel lines 225.0 feet to a dead line.

BEING the same property conveyed to Sherry Lyn McManus by deed from Harriet M. Butler and Suzanne D. Hillis of record in Book 7413, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as 1708 Temple Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for Davidson County,

Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of December, 1993.

Sherry Lyn McManus
SHERRY LYN McMANUS

STATE OF Nevada )
COUNTY OF Douglas )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERRY LYN McMANUS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 1993.

Diane Means
Notary Public

My Commission Expires:

12-27-94

DIANE MEANS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES DEC. 27, 1994

3613 12/14 0101 03CHECK 619.50

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

RECEIVED OF _____

FOR _____

BOOK 9185 PAGE 331

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

CAMT
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

12/14/93 01 08:41 0001 3613

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

96379
IDENTIF. & REFERENCE

93 DEC 14 AM 8:40

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 733618