Prepared by
Charles Gryll, Attty
Columbia, TN

BOOK 10013 PG 205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rowena Levy	Rowena Levy	Map 82-9
(NAME)	(NAME)	
111 Prospect Hill	111 Prospect Hill	Parcel 361
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	Parcel 367
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00)

Dollars,

9591 04/12 0101 01CASH 16.00

Martin Levy, married to Rowena Levy and Daniel Gryll, married to Jean Gryll

have this day bargained and sold, and do hereby transfer and convey unto the said Rowena Levy, an undivided one-half interest and Jean Gryll, the remaining undivided one-half interest, as tenants in common and not as joint tenants *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See Attached

0170506
IDENTIF. ↑ REFERENCE

96 APR 12 AM 9:45
FELIX Z. HASKINS, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50.00

Subscribed and sworn to before me this the 12th *day of* April *19* 96

Affiant

My commission expires: 3-25-98

(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 1201 Second Avenue North, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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.

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 20th *day of* September *19* 94 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martin Levy

Daniel Gryll

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10013 PG 206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sue B. Kain, *a Notary Public in and for said County and State* Martin Levy and Daniel Gryll

the within named bargainor _____, *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* 12th *day of* April, *19* 96.

Sue B. Kain
Notary Public

Commission expires 7-25-98

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

TO

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

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Map of Hugh McGavock's Addition, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Second Avenue North 223 feet 9 inches north of the north margin of Madison Street; thence along the westerly margin of Second Avenue North, northerly 35 feet 3 inches to a point which is 25 feet south of the northeast

corner of Lot No. 27 and being Marie Young's southeast corner; thence westerly with her line 142 feet 4 inches to the line between Lots Nos. 27 and 26; thence with said line, southerly 35 feet 3 inches to a point 223 feet 9 inches north of the north margin of Madison Street; thence easterly 142 feet to the point of beginning.

BOOK 10013 PG 207

TRACT II:

Land in Davidson County, Tennessee, being the north part of Lot No. 27 on the Map of Hugh W. McGavock's Addition to Nashville, of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 25 feet on the westerly side of Second Avenue North, formerly Market Street, and runs back between parallel lines 142 feet 4 inches to a dead line.

Being the same property conveyed to Martin Levy and Daniel Gryll, by deed from Wade Swafford and wife, Edith Swafford, of record in Book 4232, page 250, Register's Office for Davidson County, Tennessee.

EXCLUDED from the above described property is that portion within the bounds of that property conveyed to Electric Power Board of the Metropolitan Government of Nashville and Davidson County, by deed from Martin Levy and Daniel Gryll, of record in Book 6521, page 61, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the westerly margin of Second Avenue North, S 30 deg. 21' 39" E 177.80 feet from the intersection of Second Avenue North and Monroe Street; beginning also being the southeast corner of property belonging to Sangravl Company as recorded in Book 6076, page 458, in said Register's Office; thence from beginning point and running along the said westerly margin of Second Avenue North, S 30 deg. 21' 39" E 107.1 feet to an iron pin; thence S 59 deg. 56' 41" W 134.4 feet to an alley; thence along said alley N 30 deg. 21' 39" W 107.1 feet to a point marking the southwest corner of said Sangravl property; thence along a common line between this tract and said Sangravl property N 59 deg. 56' 41" E 134.4 feet to the point of beginning, containing 0.33 acres more or less.

TRACT III:

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Plan of Hugh W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Second Avenue North, formerly Market Street, 190 feet northerly from the northerly margin of Madison Street; thence with the westerly margin of said Avenue, northerly 34 feet more or less to a point 60 feet more or less southerly from the northeast corner of said Lot 27; thence westerly parallel with and 60 feet more or less southerly from the north line of said Lot 142 feet 4 inches more or less to the east line of Lot 6 on said plan; thence with said line southerly 34 feet more or less to a point 190 feet northerly from the northerly margin of Madison Street; thence easterly parallel with said Street, 142 feet 4 inches to the beginning.

Being the same property conveyed to Daniel Gryll and Martin Levy, by deed from A.H. Burton and wife, Mary H. Burton, of record in Book 2708, page 235, Register's Office for Davidson County, Tennessee.

BOOK 10013 PG 208

TRACT IV:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 28 and the southerly part of Lot No. 27 in H.W. McGavock's Addition, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, described together, as follows:

Beginning on the westerly margin of Second Avenue North, formerly Market Street, at a point 121 feet 4 inches northerly from the northerly margin of Madison Street, and running thence with the westerly margin of said Avenue, northwardly 68 feet 8 inches to the southeast corner of Lot owned by W.J. Adkisson, Jr.; thence with the southerly line of Adkisson's lot, westwardly 142 feet 4 inches to the west line of said Lot No. 27; thence with said line and with the west line of said Lot No. 28, southwardly 68 feet 8 inches to a point 121 feet 4 inches northerly from the north margin of Madison Street; thence eastwardly and parallel with Madison Street, 142 feet 4 inches to the beginning.

Said Lot above described includes also the northerly part of Lot No. 5 in what is known as Hugh McGavock's Plan of record in Book 21, page 77, said Register's Office.

Being the same property conveyed to Martin Levy and Daniel Gryll, by deed from Harry Gordon, of record in Book 2708, page 255, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property but specifically EXCLUDED therefrom is that property conveyed to W.A. Sneed, by deed from Martin Levy and Daniel Gryll, of record in Book 7083, page 95, Register's Office for Davidson County, described in Tract B as follows:

Beginning at an iron pin at the intersection of the northerly margin of Madison Street and the westerly margin of Second Avenue North and being the southeasterly corner of Lot 28 on the Plan of Hugh W. McGavock's Addition to Nashville, of record in Deed Book 17, page 640, Register's Office for Davidson County, Tennessee; thence with said northerly margin of Madison Street South 59 deg. 37' 15" West 137.15 feet to an iron pin in the easterly margin of an alley, said alley being 10.5 feet in width; thence with said easterly margin of the alley North 30 deg. 33' 45" West 142.42 feet to an iron pin being 0.42 feet northerly from the northeast corner of said Lot 28; thence with a line 0.42 feet north of and parallel to the northerly line of said Lot 28, North 59 deg. 37' 15" East 137.15 feet to an iron pin in the westerly margin of Second Avenue North; thence with said margin of Second Avenue North, South 30 deg. 33' 45" East 142.42 feet to the point of beginning, and containing 19,532 square feet or 0.448 acres.