RECORDERS MEMO
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[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Forrest M. Garrett and wife,		
Patricia a Garrett	New Owner	MAP: 93-16
119 & 123 Lafayette Street		
Nashville Tennessee 37210		PARCEL: 152 & 153

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-09-9647]

456E 10/01 0101 03CHECK 662.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Leon Ruben, Howard Carl Rubin, and Marilyn Sandra Rubin (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Forrest M. Garrett and wife, Patricia A. Garrett (The "Grantees"), their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

TRACT I: Land in Davidson County, Tennessee, being Lot No. 423 and a part of Lot No. 422 in the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book No. 21, pages 84 and 85, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Lafayette Street, as widened, the same being in the dividing line of Lots Nos. 423 and 424, running thence southwardly 145 feet to the north line of an alley; thence along the north margin of the alley 84 feet to a point in the east margin of Claiborne Street; thence north with the margin of Claiborne Street 42 ½ feet to a post; thence east 21 feet and 3 inches to a stake; thence north parallel to Claiborne Street to a point in the southerly margin of Lafayette Street, as widened; thence east along the southerly margin of Lafayette Street, as widened, 58 feet, more or less, to the beginning.

This is unimproved real property commonly known as 119 Lafayette Street, Nashville, Tennessee, 37210.

BEING the same property conveyed to Herman Ruben and wife, Rose S. Ruben by Warranty Deed from Grace M. Willis of record in Deed Book 3459, page 284, Register's Office for Davidson County, Tennessee.

TRACT II: A certain tract of land located in Nashville, Davidson County, Tennessee, and being Lot No. 424 in Maury and Claiborne's Addition to Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 424 fronts 39 feet on the southerly side of Lafayette Street, formerly Murfreesboro Pike and runs back between lines to an alley, and shows 42 feet on said alley.

This is improved real property commonly known as 123 Lafayette Street, Nashville, Tennesse, 37210.

BEING the same property conveyed to Herman Ruben and wife, Rose S. Ruben by Warranty Deed from Douglas Scruggs, Jr., and wife, Clemmie Scruggs of record in Deed Book 2248, page 161, Register's Office for Davidson County, Tennessee.

Herman Ruben has since died and title vested in Rose S. Ruben as the sole surviving Tenant by the Entirety. Rose S. Ruben has since died and her Last Will and Testament devised said real property, in equal shares to Leon Ruben and Jeanette Rubin. Jeanette Rubin has since died and a one half undivided interest vested in Morris Rubin by her Last Will and Testament.

Morris Rubin has since died and his one half undivided interest vested in his children Howard Carl Rubin and Marilyn Sandra Rubin by his last will and testament. This property is not the homeplan of any of the current owners and was never the homeplan. Therefore the spouses of the current owners have no marital interest in the said described real property.

This conveyance is subject to:

1. 1999 County taxes and subsequent years.
2. Plan of record in Book 21, pages 84 and 85 for said Register's Office for said County.

This is improved property known as **119 and 123 Lafayette Street, Nashville Tennessee 37210.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $175,000.00.
[
[
[Subscribed and sworn to before me this
[27th day of September, 1999.
[
[
[
[My Commission Expires: 11-24-2001

Affiant

Notary Public

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of September, 1999.

Leon Ruben

Howard Carl Rubin by Leon Ruben Atty-Fact

Howard Carl Rubin,
By Leon Ruben, Attorney in Fact

Marilyn Sandra Rubin

Marilyn Sandra Rubin

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of September, 1999, before me personally appeared, Leon Ruben, and Marilyn Sandra Rubn to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **27th** day of **September** , 1999 , before me personally appeared **Leon Ruben**, to me known to be the person who executed the foregoing instrument on behalf of **Howard Carl Rubin** and who acknowledged that he executed the same as the free act and deed of the said **Howard Carl Rubin.**

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1999

Notary Public

My Commission Expires: 11-24-2001

064588
RECEIVED FOR REFERENCE
99 OCT -1 AM 10:39
PAUL YOUNG, REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11683 PAGE 884

064 1588

DOCUMENT # REFERENCE

99 OCT -1 AM 10:39

REGISTER
DAVIDSON COUNTY, TN.

CAMT	175000.00
CON TX	647.50
PRFEE	1.00
MTEED	12.00
CFEE	2.00
TOTAL	662.50
CHECK	662.50

10/01/99 01 10:42 0001 4568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522467