ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PERRY W. MOSKOVITZ, TR. (NAME)	SAME (NAME)	Map. 92-16
203 FAIRFAX AVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 54
NASHVILLE, TENN. 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

THIS INSTRUMENT WAS PREPARED BY
HARRIS GILBERT
NASHVILLE BANK & TRUST BLDG
NASHVILLE, TENN.

WARRANTY DEED

BOOK 4214 PAGE 826

FOR AND IN CONSIDERATION of the sum of Twenty-Seven Thousand Five Hundred and no/100($27,500.00) Dollars, paid and to be paid as follows: Ten Thousand Seventy and 30/100($10,070.30) Dollars cash in hand paid, the receipt of which is hereby acknowledged and the assumption by the grantees of a first mortgage to Home Federal Savings & Loan Association of Nashville, (recorded in Book 3794, page 870), on which there remains an unpaid principal balance of Seventeen Thousand Four Hundred Thirty and 70/100($17,430.70) Dollars, John A. Brown, Trustee, has bargained and sold and by these presents does transfer and convey unto Perry W. Moskovitz, Trustee for Terrace Place Partnership, his successors and assigns, the following described parcel or tract of land described as follows, to wit:

Being Lot No. 25 on the Map of Williams' Subdivision of Lot No. 159, Boyd Home Tract, as of record in Book 161, page 42, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Terrace Place, formerly Williams Avenue and runs back between parallel lines with the westerly margin of 20th Avenue South, formerly Boyd Avenue, 160 feet to an alley.

Being the same property conveyed to John A. Brown, Trustee, by deed from J. Ronald Bramblett, et al, of record in Book 3930, page 382, said Register's Office.

This is improved property known as 2001 Terrace Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the above described property with all and singular the rights, privileges and appurtenances thereunto belonging, or in any wise appertaining, but subject to the exceptions, reservations, easements and other rights hereinabove contained and set forth, unto the said Perry W. Moskovitz, Trustee, upon the useages and trusts and for the benefit of the parties hereinafter set forth, his successors and assigns forever.

The Grantor covenants with the said Perry W. Moskovitz, Trustee, that he is lawfully seized and possessed of the above described real estate in fee simple, but subject to the reservations and exceptions hereinabove set forth; that he has a good right to convey the same; that the same is unencumbered except as

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Affiant

Subscribed and sworn to before me, this the 26th day of February 1968

Notary Public

My commission expires: August 11, 1971 (Affix Seal)

hereinabove set forth and except for taxes for the year 1968 which are a lien thereupon and will be paid by the Grantee, and a deed of trust executed by J. Ronald Bramblett and wife, Mary S. Bramblett and Lynn P. Bramblett and wife, Monica J. Bramblett, to Charles Nelson, Jr., Trustee, dated July 20, 1964, filed July 28, 1964, and recorded in Book 3794, page 870, Register's Office for Davidson County, Tennessee, to secure Home Federal Savings & Loan Assoc. of Nashville.

The said Grantor does hereby further warrant and bind himself, and his successors, to warrant and forever defend the title to said land to the said Perry W. Moskovitz, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever, with the exception of those arising out of the reservations, exceptions, encumbrances, easements and other rights hereinabove set forth.

However, this conveyance is made in trust to the said Perry W. Moskovitz, as Trustee for himself, individually, Horace Moskovitz and A. B. Pearson, partners of the Terrace Place Partnership, all of Nashville, or Davidson County, Tennessee, equally share and share alike. Said Perry W. Moskovitz, as Trustee, shall be, and is hereby, fully authorized and empowered to sell the above described property, or any part thereof, either at private or public sale, for cash or on terms, or exchange same; and said Trustee shall be, and is hereby, authorized and empowered to make leases, from time to time, for such length of time as the Trustee deems advisable, including but not limited to terms or periods beyond the existence of this trust. The Trustee shall be, and is hereby, authorized to collect rents and shall distribute net rents to the beneficiaries as their respective interests appear, after providing for payment of taxes, insurance premiums, cost and expenses of maintenance and repairing said property; and, if the Trustee sees fit, the Trustee may set up and maintain a depreciation fund for use in maintaining, renovating, or adding to the property from time to time. The Trustee shall be, and is hereby, empowered to execute any and all deeds, contracts, leases, and other paper writings incidental to exercising the trust powers; and any and all parties dealing with the Trustee are hereby relieved from seeing to the reinvestment of the proceeds

of any transaction with the Trustee.

In the event of the death, disability, removal, resignation or failure of the Trustee to act when required, from time to time, successor trustees may be appointed by the adult holders of a majority in amount in interest in the trust, such appointment to be evidenced by instrument in writing executed and acknowledged as required by law for deeds and recorded in the Rigister's Office of Davidson County, Tennessee. Neither the named Trustee nor any successor in trust shall be required to give bond or account or report to any Court; and the Trustee may exercise any and all powers hereinabove granted, authorized or vested in the Trustee, in the sole and absolute discretion of the Trustee, without obtaining the consent or joinder of any beneficiary or the approval of any Court. Wherever the term "Trustee" is used hereinabove, it shall apply to the named Trustee and any and all successors in trust, unless the context requires otherwise.

This trust shall terminate upon sale of the said property, or upon the death of the last to survive as among Perry W. Moskovitz, Horace Moskovitz and A. B. Pearson. On termination of the trust by revocation or otherwise, the corpus and any undistributed income or accumulated funds shall be distributed to the then living beneficiaries, or their respective heirs at law, as their interests appear; provided, however, that if any trust beneficiary dies leaving a duly probated will, any and all funds to which such beneficiary, or his heirs at law, would be otherwise entitled hereunder shall pass and be distributed to such beneficiary's residuary legatee under his will.

Said trust herein created may be revoked, altered or amended from time to time by written instrument executed and acknowledged by the majority of the then living trust beneficiaries hereinabove named and registered in the Register's Office for Davidson County, Tennessee.

WITNESS OUR hand S this 26TH day of FEBRUARY, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

A B Pearson

Horace Moskovitz

John A Brown Trustee

Perry W. Moskovitz

STATE TAX $ 7.50
PROBATE .50
TOTAL: $ 8.00

FEB 27 1968
FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, FRANK L. SMITH, JR., a Notary Public in and for said County and State, the within named JOHN A. BROWN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein containe.

Witness my hand and official seal at Nashville, Tennessee, this 26TH day of February, 1968.

Frank L. Smith Jr.
Notary Public

My commission expires: July 26, 1970

07180

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Feb 27 1968 Carolyn W. Roberts, a Notary Public in and for said County and State, the within named PERRY W. MOSKOVITZ, A. B. PEARSON, HORACE G. MOSKOVITZ, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

RECORDING FEE $ .60

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 1968.

Carolyn W. Roberts
Notary Public

My commission expires: Aug. 11, 1971