This instrument was prepared by [illegible], Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

BOOK 4990 PAGE 255

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAMUEL M. MOSKOW, etux	First Federal	8D-8568
(NAME) 6590 Cabot Drive	(NAME) Union at 4th	102-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS) Nash, Tenn 37219	31
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by the said Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

RICHARD H. RIGGS and wife, RUBY S. RIGGS, hereinafter called Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said SAMUEL M. MOSKOW, and wife, M. ANNE MOSKOW, herein called the Grantees, their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section 26, Charlotte Park, as of record in Book 3700, Page 91, Register's Office for said County. Said Lot No. 111 fronts 85 feet on the westerly side of Cabot Drive and runs back 149.94 feet on the northerly line and 149.94 feet on the southerly line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Richard H. Riggs and wife, Ruby S. Riggs by deed from Porter L. Hadley and wife, Mary J. Hadley of record in Book 4796, Page 940, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in Book 4065, Page 67 and amended in Book 4142, Page 166, said Register's Office; setback lines, easements and other limitations as shown on plan of record in Book 3700, Page 91, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 16th day of January, 19 76

Affiant

My commission expires: 8-1-77

(Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 6590 Cabot Drive, Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said 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, except as stated herein and 1976 taxes which have been assumed by said Grantees.

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.

Witness our hand s this 16 day of January, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard H. Riggs

Richard H. Riggs

Ruby S. Riggs

Ruby S. Riggs

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Richard H. Riggs and wife, Ruby S. Riggs

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 16th *day of* January, *19*76.

Notary Public

Commission expires Nov 26, 1979

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, 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 .....

JAN 21 76	CONV	31,500.00			
JAN 21 76	S'TAX		B*	81.90	
JAN 21 76	PR'FEE		B*	.50	
JAN 21 76	W'DEED		B*	4.00	* 86.40

WARRANTY DEED

FROM
Richard H. Riggs, etux

TO
Samuel Morris Moskow, etux

D 32939

IDENTIF. REFERENCE

JAN 21 1 21 PM '76

FELIX Z. W... ...ISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS