Box 37

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Scott Moskovitz 172 Carnovon Parkway Nashville, Tennessee 37205	Same	Map 129-10 Parcel 4
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Alvin Davis and wife, Fannye Gordon Davis (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Scott Moskovitz and wife, Cindy Moskovitz (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 172 Carnovon Parkway.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Affiant

Subscribed and sworn to before me this 7th day of January, 1985.

Notary Public
My Commission Expires:_____

01/07/422.00- CHECK

1675

And Grantor does covenant with the said Grantee that Grantor 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 set forth hereinabove.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of January, 1985.

Alvin Davis

Fannye Gordon Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, a Notary Public in and for said County and State, the within named Alvin Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of January, 1985.

Notary Public

My Commission Expires: 10-19-86

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, a Notary Public in and for said County and State, the within named Fannye Gordon Davis, 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 at Nashville, Tennessee, this 7th day of January, 1985.

Notary Public

My Commission Expires: 10-19-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January 1985.

Deputy Register

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of West Meade Park, Section 4, of record in Book 3300, pages 68 and 69, Register's Office for said County.

Beginning at a point in the north margin of Carnavon Parkway at the corner of Lots 160 and 161; thence with the line between said lots, northerly 206 feet to a corner of Lot 162; thence with the line between Lots 161 and 162, westerly 232.5 feet to the east margin of Harcourt Circle; thence with the margin of the same, southerly 119.09 feet to the beginning of a curve; thence around said curve, southeasterly 37.07 feet to the margin of Carnavon Parkway; thence with the margin of the same, easterly, partly around a slight curve, 245.9 feet to the point of beginning.

Being the same property conveyed to Alvin Davis and wife, Fannye Gordon Davis, by deed from Patterson & Fox, Inc., a Tennessee corporation, of record in Book 3534, page 449, said Register's Office.

1.75 1.7.6.
IDENTIF. REFERENCE
JAN 7 3 13 PM '85
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			157500.00- CAMT.	
			409.50 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	422.00-
			1675A01/07/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.5 1.7.6

IDENTIF. REFERENCE

JAN 7 3 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99352