Box 18

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DP2:BGRE00104 1/13/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Russell Wolfe, III 3713 Richland Avenue Nashville, Tennessee	Same	Map and Parcel 104-9-117

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Horace Moskovitz and Perry W. Moskovitz ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Russell Wolfe, III ("Grantee"), his heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 28 in Block No. 7 on the Plan of the Richland Realty Company's First Subdivision, Division A, a plan of which is of record in 161, page 151, Register's Office for Davidson County, Tennessee.

Said westerly half of Lot No. 28 fronts 50 feet on the southerly side of Richland Avenue and runs back between parallel lines parallel with and 350 feet west of the westerly margin of Craighead Street, 200 feet to the northerly line of Lot No. 27.

Being the same property conveyed to Horace Moskovitz and Perry W. Moskovitz. by deed from Howard Hickman and wife, Midlred D. Hickman, of record in Book 3785, page 788, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Taxes for the year 1986, a lien but not yet due and payable.

2. Easement for 8 inch sewer shown as Sewer No. 295A on Maps in the Department of Public Works of the Metropolitan Government of Nashville and Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenant and bind themselves, their heirs, representatives and successors to warrant and forever defend the title to the said real property to Grantee, his heirs, successors and assigns

01/14 234.00 CHECK

5731

against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 14th day of January, 1986 but as of December 31, 1985.

Horace Moskovitz

Perry W. Moskovitz

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Horace Moskovitz and Perry W. Moskovitz, 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, at office, this 14th day of January, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $87,500.00.

Affiant

Sworn to and subscribed before me this 14th day of January, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

6 8 7 4 5
IDENTIFICATION REFERENCE
JAN 14 1 35 PM '86
FELIX Z. WILSON II 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

67500.00- CAMT.
227.50 CSTAX
.50 PRFEE.
6.00 WDEED
CHECK 234.00-
5731-AD1 4/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6. 8. 7. 4. 5.

IDENTIFICATION REFERENCE

JAN 14 1 35 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 210489