Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Edward J. Bahnatka, Jr. 622 Fatherland Street Nashville, TN. 37206	City Federal Savings Bank 125 Belmont Drive Somerset, New Jersey 08873	MAP 82-16 PARCEL 234 17W-03895

WARRANTY DEED

BOOK 7187 PAGE 776

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael M. Moulden and wife, Penelope Minick

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward J. Bahnatka, Jr., unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of J. S. Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County.

SAID Lot No. 12 fronts 50 feet on the southerly margin of Fatherlnd Street, the extention of Church Street and extends back between parallel lines a distance of 210 feet to an alley in the rear.

Being the same property conveyed to Michael M. Moulden and wife, Penelope Minick by deed from Stephen M. Hamsley and wife, Linda B. Hamsley of record in Book 6131, page 792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

09976

IDENTIFICATION

APR 1 9 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (xx)improved property, known as 622 Fatherland Street, Nashville, TN. 37206

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 or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of March, 19 87.

Penelope Minick

Penelope Minick

Michael M. Moulden

Michael M. Moulden

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of March, 19 87, before me personally appeared Michael M. Moulden and wife, Penelope Minick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7187 PAGE 777

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____; Tennessee, this _____ day of _____ _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,900.00.

Edward J. Bahnatka Jr.
Affiant

Subscribed and sworn to before me, this the 27th day of March, 1987.

Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Michael M. Moulden and wife,
Penelope Minick

to:
Edward J. Bahnatka, Jr., unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7187 PAGE 778

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

79[illegible]. 0- CAMT.
[illegible]3.72 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 230.22-
0850A04/01/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09976

IDENTIFICATION REFERENCE

APR 1 9 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63822