10451 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

BOOK 8499 PAGE 118

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL J. NINER, III (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 129-10
172 Carnavon Parkway (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 4
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B.# 8DZ76585

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SCOTT MOSKOVITZ AND WIFE, CINDY MOSKOVITZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL J. NINER, III, ~~MARRIED~~ and wife, VENUS B. NINER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 161 on the Plan of West Meade Park, Inc. Section 4, as of record in Plat Book 3300, pages 68 and 69, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott Moskovitz and wife, Cindy Moskovitz by deed from Alvin Davis and wife, Fannye Gordon Davis of record in Book 6469, page 469, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 3102, page 381, made applicable in Book 3401, page 611; and (2) All matters appearing on the Plan of record in Plat Book 3300, pages 68 and 69, said Register's Office.

6.62 48

STATE TAX REFERENCE

DEC 3 8 29 AM '91

8673 12/03 0101 03CHECK 623.05

unimproved ( )
This is improved (XX) property, known as 172 Carnavon Parkway, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of November, 1991

SCOTT MOSKOVITZ

CINDY MOSKOVITZ

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT MOSKOVITZ AND WIFE, CINDY MOSKOVITZ with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of November, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

Paul J. Niner III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 1991.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM SCOTT MOSKOVITZ AND WIFE, CINDY MOSKOVITZ

TO PAUL J. NINER, III, and wife, VENUS B. NINER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

CAMT 166500.00
CON TX 616.05
PRFEE 1.00
WDEED 6.00
TOTAL 623.05
CHECK 623.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/91 01 08:31 0001 8673

6.62 4.8

IDENTIFICATION REFERENCE

DEC 3 8 29 AM '91

No. 481247