Boy 18 (CMC)

BOOK 8593 PAGE 707

#122292 03/03/92 dr

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Zvi Manas c/o Manas Furniture Co. 312 Broadway Nashville, TN	Same	93-6-4 Parcel 5

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, the receipt of which is hereby acknowledged, David Manas ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Zvi Manas ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 57 on the original Plan of Nashville, not of record, described as follows:

BEGINNING on the northerly margin of Broadway, formerly Broad Street, 140 feet 11 inches East of the easterly margin of 4th Avenue, North, formerly Cherry Street, said point being the center of a joint wall; thence, with the northerly margin of Broadway, eastwardly 40 feet to the westerly margin of an alley; thence, with said alley northwardly 79 feet; thence, westwardly and parallel with Broadway 40 feet to the center of said joint wall; thence, southwardly 79 feet to the beginning.

The source of this description is Book 8593, page 705, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed dated February 28, 1992 from Sylvia Manas to David Manas of record Book 8593, page 705, said Register's Office.

This is improved property known as 312-314 Broadway, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1992 Real Property Taxes a lien, but not yet due and payable.

2. Existence of a joint party wall and the rights of others in the same.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 12th day of February 1992.

David Manas

David Manas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, David Manas, the within named 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, at office, this 12th day of February, 1992.

Carol L. Williams

Notary Public

My Commission Expires:

March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $70,000.00.

X _____
Affiant

Sworn to and subscribed before me this 28th day of February, 1992.

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

March 25, 1995

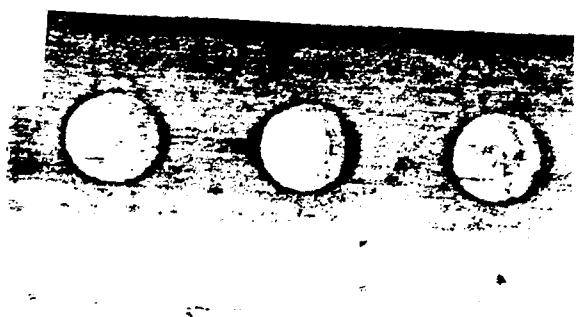
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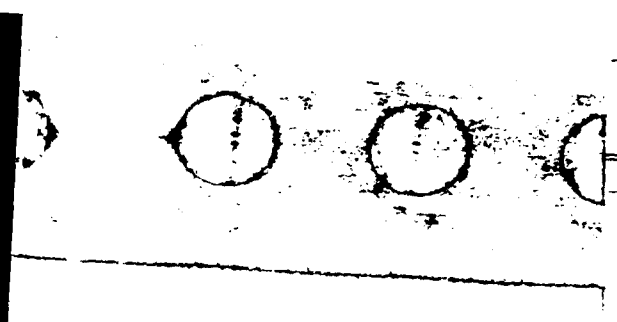
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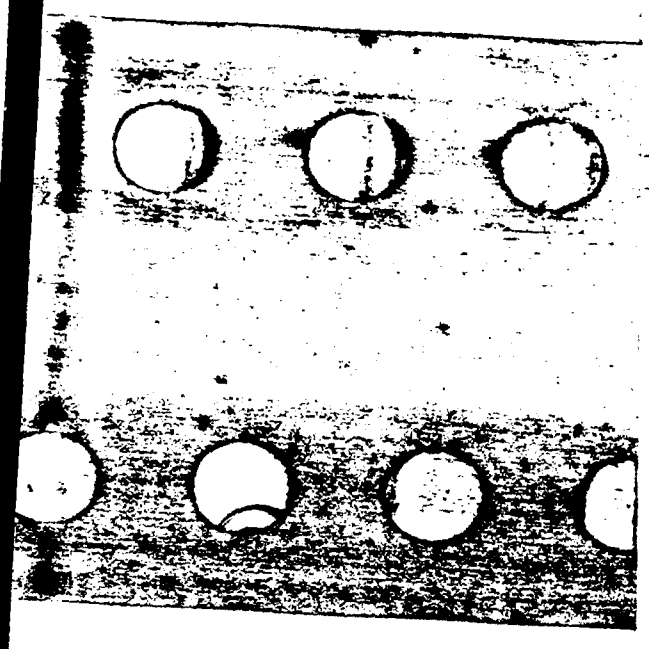
IDENTIFICATION REFERENCE

APR 3 4 17 PM '92

REGISTER'S OFFICE
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

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
MDEED 9.00
TOTAL 269.00
CHECK 269.00

04/03/92 01 16:17 0001 7336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.9.1.1:

IDENTIFT REFERENCE

APR 3 4 17 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 518233