PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34247)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 78000.00

David Maurice Blumen
Affiant

Sworn to and subscribed before me this 19th day of November, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
David Maurice Blumen 7434 Bridle Drive Nashville, TN 37221	CTX Mortgage Co. P. O. Box 19000 Dallas, TX 75219	142-02-193

WARRANTY DEED

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, the undersigned **Barbara Ann Zats and Marvin Moskovitz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Maurice Blumen, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 196 on the plan of Cross Timbers, Section 4, of record in Book 4175, page 54 and amended in Book 4345, page 409, Register's Office for said County.

SAID Lot No. 196 fronts 85.0 feet on the northerly margin of Bridle Drive and extends back 169.78 feet on the easterly line and 160.60 feet on the westerly line to a dead line in the rear, measuring 85.49 feet thereon.

BEING the same property conveyed to Sol Moskovitz and Marvin L. Moskovitz by deed from Joseph L. Dickerson etux, Mary E. Dickerson of record in Book 5749, page 506, said Register's Office. Marvin L. Moskovitz conveyed his interest in subject property to Barbara Ann Zats, married, by quitclaim deed of record in Book 8068, page 168, said Register's Office. Sol Moskovitz subsequently died leaving his interest in subject property to his heirs-at-law, Barbara Ann Zats and Marvin Louis Moskovitz. Marvin Louis Moskovitz, Marvin L. Moskovitz and Marvin Moskovitz are all one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 4317 Page 284 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Barbara Ann Zats by Marvin Moskovitz as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 7434 Bridle Drive, Nashville, TN 37221

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 19th day of November, 1993.

Barbara Ann Zats

Barbara Ann Zats, By: Marvin Moskovitz, Atty-In-Fact

Marvin L. Moskovitz

Marvin Moskovitz

State of Tennessee
County of Davidson

On this 19th day of November, 1993, before me the undersigned authority, personally appeared **Marvin Moskovitz,** 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 a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marvin Moskovitz**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Barbara Ann Zats**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of November, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

88924
IDENTIF. + REFERENCE

93 NOV 23 AM 10:44
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"
To
WARRANTY DEED

FROM: Barbara Ann Zats and Marvin Moskovitz

TO: David Maurice Blumen

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Marvin Z. Moskovitz

Marvin Moskovitz, Affiant

Sworn to and subscribed before me this

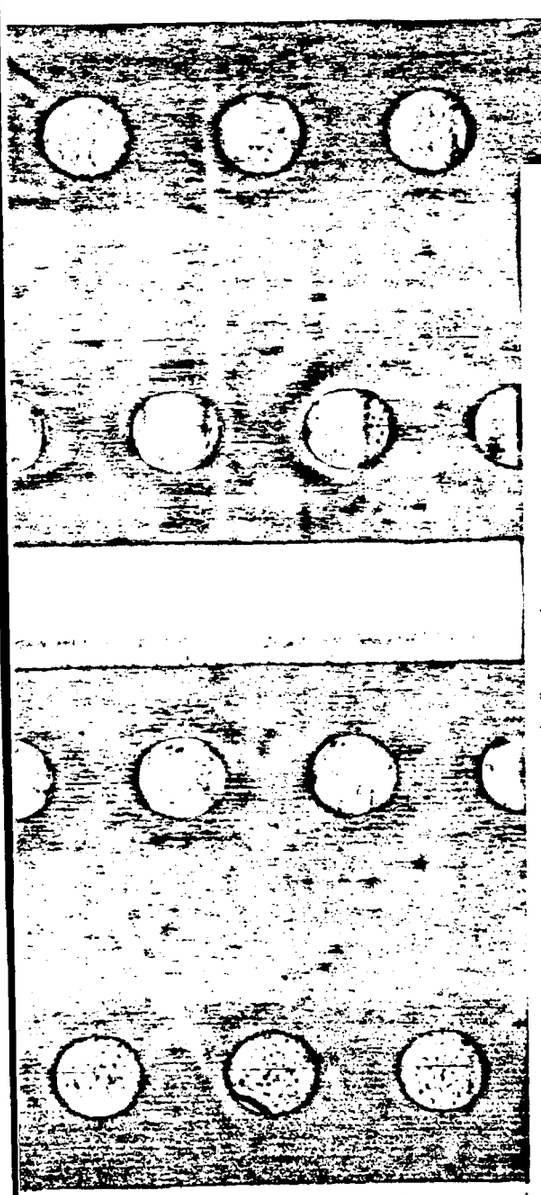
19th day of November, 1993.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: EXP. 9/16/95

1876 11/23 0101 03CHECK 297.60



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

RECEIVED OF _____

FOR _____

BOOK 9161 PAGE 398

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 78000.00
				CON TX 288.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 297.60
				CHECK 297.60
11/23/93	01			10:44 0001 1876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88924
IDENTIF. ↑ REFERENCE

93 NOV 23 AM 10:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 725605