BOOK 9395 PAGE 801 Realty 48

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 6-28-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe A. Moscheo II et ux	Third National Bank in Nashville	116-08-0-H-194CO
(NAME)	(NAME)	
194 Moultrie Park	201 Fourth Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Phyllis Feldman Katzoff, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe A. Moscheo II and wife, Judy E. Moscheo

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, BEING Lot No. 194 on the Plan of Revised Sugartree, Phase III, of record in Book 5050, pages 67-71, as revised in Book 5316, page 232, Register's Office for Davidson County, TN, to which Plan reference is hereby made and together with an appurtenant, non-exclusive interest in the common and limited common areas shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made.

Being the same property conveyed to Albert Feldman and wife, Phyllis S. Feldman by deed from Richard D. Bird, Trustee, of record in Book 5240, Page 668, Register's Office for Davidson County, Tennessee. The said Albert Feldman having since died, the said Phyllis S. Feldman having remarried, becoming Phyllis Feldman Katzoff. The said Mr. Katzoff having since died vesting property solely in Phyllis Feldman Katzoff, unmarried.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5050, page 67-71, as amended in Book 5121, page 89, Book 5169, page 426, Book 5222, page 468, Book 5238, page 93 and Book 5316, page 232; Declaration of covenants, conditions and restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, and Book 5152, page 401; all of record in the Register's Office for Davidson County, Tennessee.

2723 07/01 0101 03CHECK 1303.63

unimproved ( )
This is improved (X) property, known as 194 Moultrie Park, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 28th day of June 19 94

Phyllis Feldman Katzoff By Jed Feldman Atty in Fact

Phyllis Feldman Katzoff By Jed Feldman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9395 PAGE 802

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared TED FELDMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for PHYLLIS FELDMAN KATZOFF, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of PHYLLIS FELDMAN KATZOFF, bargainor(s) by the said TED FELDMAN, as such Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennesssee on this the 28th day of June, 1994.

Notary Public

My Commission expires: 5-28-97

GREGORY S. PERRONE NOTARY PUBLIC

WARRANTY DEED

FROM

Phyllis Feldman Katzoff

TO

Joe Moscheo and wife, Judy Moscheo

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

94 JUL -1 PM 3:08

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE



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

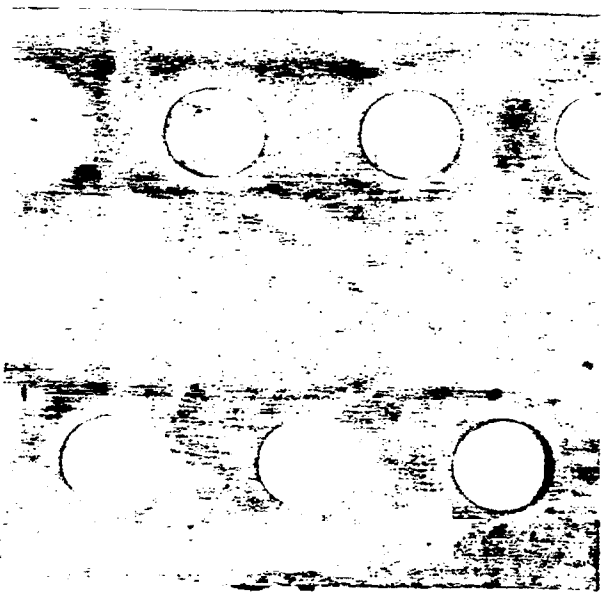
RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 803

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
349900.00
CON TX 1294.63
PRFEE 1.00
WDEED 8.00
TOTAL 1303.63
CHECK 1303.63

07/01/94 01 15:09 0001 2723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67137
IDENTIFICATION REFERENCE

94 JUL -1 PM 3:08
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809381