Boy 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9485 PG 48

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00.

Jo Cann Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF October, 19 94.

Betty B. Simmons
NOTARY PUBLIC

My Commission expires: 1-24-98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (NAME)	Same (NAME)	92-10-165
P. O. Box 846 (ADDRESS)	(ADDRESS)	92-10-166
Nashville, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-10-167

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ALAN GARFINKLE, JOEL GARFINKLE AND ROBERT GARFINKLE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTEES**, their 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 Nos. 53, 54, 55 and 56 on the Plan of I. L. Pendleton's Subdivision of the Steger Homeplace, as of record in Book 421, page 106, Register's Office for Davidson County, Tennessee.
Said Lots Nos. 53, 54, 55 and 56 front together 230 feet on the easterly side of 31st Avenue, North and run back between parallel lines 186 feet deep.

Being the same property conveyed to Alan Garfinkle, Joel Garfinkle, and Robert Garfinkle, by deed from Eva R. Garfinkle, of record in Book 4863, page 53, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

5143 10/05 0101 03CHECK 8.00

unimproved (X)
This is improved ( ) property, known as 31st Avenue, North Nashville, TN
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 5th day of October, 19 94.

Alan Garfinkle
ALAN GARFINKLE

Joel Garfinkle
JOEL GARFINKLE

Robert Garfinkle
ROBERT GARFINKLE

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 9485 PG 49

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alan Garfinkle, Joel Garfinkle, & Robert Garfinkle, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of October, 1994.

My Commission expires:
1-22-95

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
94 OCT -5 AM 10:46

IDENTIF. & REFERENCE

97138