BOX #19B
G#95-8-25

BOOK 9763 PG 53

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Walter E. Clark Chairman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF August 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SOUTH CENTRAL NEIGHBORHOOD	"NEW OWNER"	MAP 093-16
DEVELOPMENT (NAME) CORPORATION	(NAME)	
14 Academy Place		PARCEL 052
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		FB #14W-10060
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, PERRY W. MOSKOVITZ AND WIFE, HELEN L. MOSKOVITZ, AS IRS SECTION 1031 EXCHANGERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOUTH CENTRAL NEIGHBORHOOD DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION

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, Tennessee, being Lots Nos. 46, 47 and the easterly 5 feet of Lot No. 48 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 46, 47 and the easterly part of Lot No. 48 front together 75 feet on the northerly side of Green Street, formerly Leigh Street, and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Perry W. Moskovitz and wife, Helen L. Moskovitz, by Deed from Alfred Moore and wife, Bernice Ridley Moore, of record in Book 2862, Page 205; and by Deed from Theodore Lewis and John T. Lewis, Jr., Executors and Trustees under the Will of Esther L. Lewis, deceased, of record in Book 2862, Page 369; and, by Deed from J. R. Gray, of record in Book 2876, Page 137, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Helen L. Moskovitz pursuant to a Power of Attorney executed by her on the 30th day of October, 1986, of record in Book 7025, Page 802, said Register's Office.

unimproved ( )
This is improved (X) property, known as 26 Green Street, Nashville, TN 37210
(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 our hand s this 11th day of August 19 95

Perry W. Moskovitz
PERRY W. MOSKOVITZ
HELEN L. MOSKOVITZ
By:
PERRY W. MOSKOVITZ, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9763 PG 54

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PERRY W. MOSKOVITZ

the 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 and official seal at Brentwood, Tennessee, this 11th day of August, 1995.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of August, 1995, before me personally appeared PERRY W. MOSKOVITZ, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of HELEN L. MOSKOVITZ, and acknowledged that he executed the same as the free act and deed of the said HELEN L. MOSKOVITZ.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

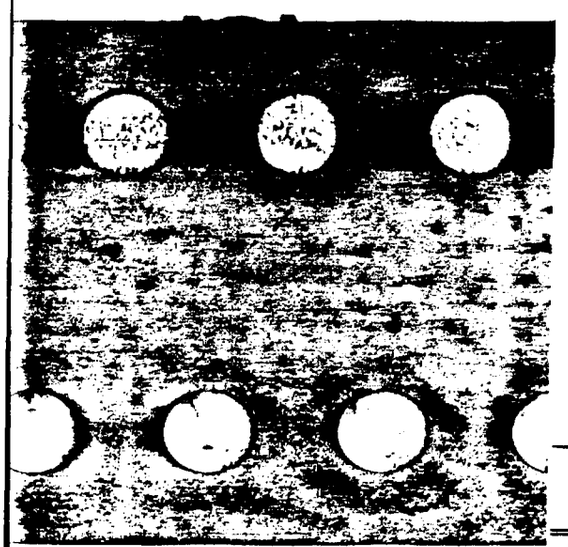
0089791 IDENTIF. ↑ REFERENCE

95 AUG 15 AM 11:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2786 08/15 0101 03CHECK 175.50

DCTN01W



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

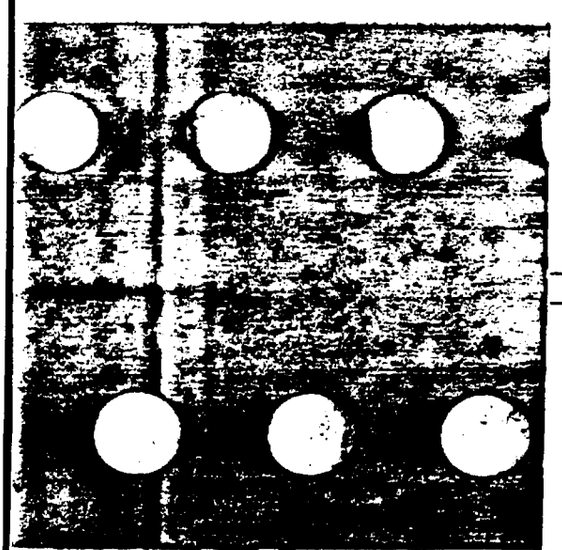
RECEIVED OF _____

FOR _____

BOOK 9763 PG 55

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 45000.00
CON TX 166.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 175.50
CHECK 175.50

08/15/95 01 11:43 0001 2786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089791
IDENTIF. ↑ REFERENCE

95 AUG 15 AM 11:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941770