0101609

IDENTIF. ↑ REFERENCE

B+34

This instrument prepared by:
Dodson, Parker & Behm
306 Gay Street, Suite 400
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

95 SEP 19 AM 9:12

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

BOOK 9798 PG 651

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Fairfield Missionary Baptist Church 120 Fain Street Nashville, Tennessee 37210	Same	93-16 299

FOR AND IN CONSIDERATION of the sum of Four Thousand Five Hundred and NO/100 ($4,500.00) Dollars, cash in hand paid, a Promissory Note in the principal amount of Twenty-Five Thousand Five Hundred and NO/100 ($25,500.00) Dollars secured by a Deed of Trust, and other good and valuable consideration, Horace Moskovitz, Perry W. Moskovitz and Goldie M. Biener have this day bargained and sold and does hereby transfer and convey unto Fairfield Missionary Baptist Church, a Tennessee Not For Profit Corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 17 on the Plan of Hermitage Addition, Block "B" of record in Book 57, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the northerly side of Fain Street and extends back 160 feet between parallel lines to an alley in the rear.

Being property conveyed to Horace Moskovitz, a 1/2 interest; Perry Moskovitz, a 1/4 interest; and Goldie M. Biener, a 1/4 interest, by deed from Ethel M. Geringer, of record in Book 8001, page 12, Register's Office, Davidson County, Tennessee, and under the will of Marie G. Moskovitz, deceased, of record in Will Book 102, page 567, Probate Court of Davidson County, Tennessee.

This conveyance is subject to all matters of record, including but not limited to, 1995 property taxes and all matters as shown on the plan of record in Book 57, page 43, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Walter B. Smith
Affiant

Subscribed and sworn to before me this the 15th day of September, 1995.

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-27-97

This is improved property, known as 106 Fain Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever.

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Grantors further covenant and bind their successors and assigns to warrant and forever defend the title to said real estate to the said Grantees, its successors, heirs and assigns against the lawful claims of all persons.

Helen L. Moskovitz, wife of Perry W. Moskovitz, and Maxie D. Biener, husband of Goldie M. Biener, hereby join in the execution of this deed for the purpose of conveying any marital interest which they may have in said property.

IN WITNESS WHEREOF, Grantors, have executed this instrument on the date and year first above written.

GRANTORS:

HORACE MOSKOVITZ

PERRY W. MOSKOVITZ

HELEN L. MOSKOVITZ

GOLDIE M. BIENER

MAXIE D. BIENER

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 HORACE MOSKOVITZ, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 11-28-98

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 PERRY W. MOSKOVITZ, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 11-28-98

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 HELEN L. MOSKOVITZ, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of September, 1995.

Lisa C. Woodruff
NOTARY PUBLIC

My Commission Expires: 11-28-98

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 GOLDIE M. BIENER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of September, 1995.

Lisa C. Woodruff
NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

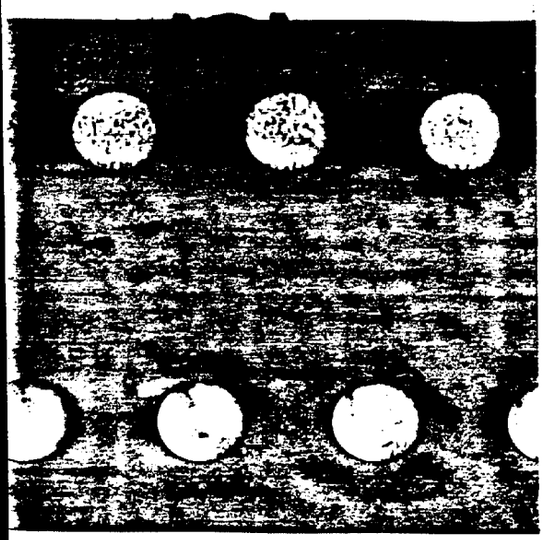
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAXIE D. BIENER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

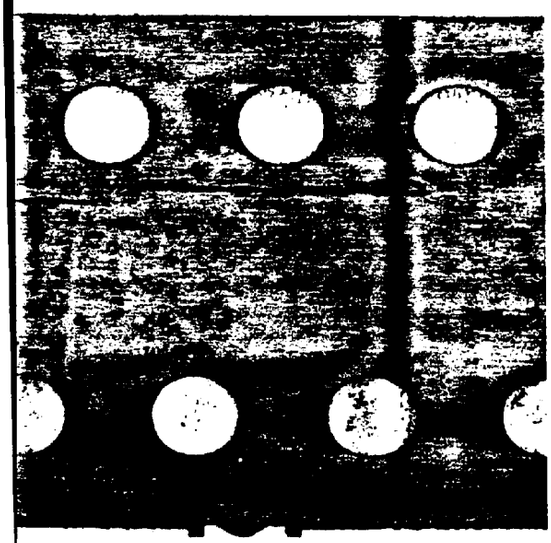
Witness my hand and official seal at Nashville, Tennessee, this 15 day of September, 1995.

Lisa C. Woodruff
NOTARY PUBLIC

My Commission Expires: 11-28-98

5542 09/19 0101 03CHECK 124.00





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

RECEIVED OF _____

FOR _____

BOOK 9798 PG 654

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 30000.00	
			CON TX 111.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 124.00	
			CHECK 124.00	
09/19/95	01		09:11 0001 5542	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101609
IDENTIF. ↑ REFERENCE

95 SEP 19 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954387