0101610

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 9:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9798 PG 655

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Fairfield Missionary Baptist Church 120 Fain Street Nashville, TN 37210	Same	93-16 301

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, Perry W. Moskovitz and Helen L. Moskovitz, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 18 of Block B, on the Plan of Hermitage Addition to the City of Nashville, of record in Plat Book 57, page 43, said Register's Office. Said Lot No. 18 fronts 50 feet on the northerly margin of Fain Street, formerly Hermitage Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Perry W. Moskovitz and wife, Helen L. Moskovitz, by deed from Bessie Mae Tayse in Book 3459, page 78; by deed from Marvin Podis and wife, Sylvia A. Podis, of record in Book 3342, page 404 and by deeds from Marie G. Moskovitz of record in Book 3434, page 341, and Book 3458, page 211, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters of record, including but not limited to, 1995 property taxes, grant of easement to construct and maintain a sewer line of record in Book 4234, page 953, said Register's Office, 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 114 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.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds its successors and assigns to warrant and forever defend the title to said

real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officer, has executed this instrument on the date and year first above written.

GRANTOR:

Perry W. Moskovitz

Helen L. Moskovitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

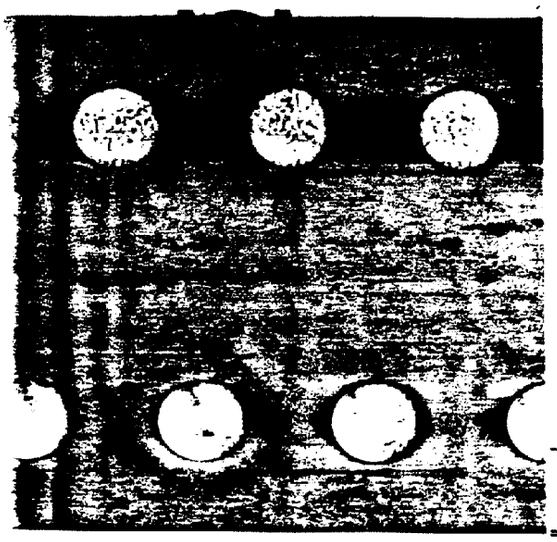
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Perry W. Moskovitz and Helen L. Moskovitz, with whom I am personally acquainted, the within named bargainors, who executed the within instrument for the purposes therein contained.

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

Lisa C. Warlick
Notary Public

My Commission Expires: 11/28/98

5543 09/19 0101 03CHECK 120.00



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

RECEIVED OF _____

FOR _____

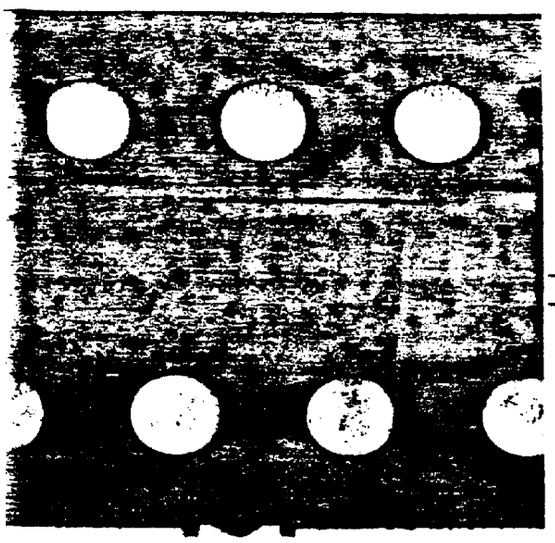
BOOK 9798 PG 657

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 8.00
TOTAL 120.00
CHECK 120.00

09/19/95 01 09:12 0001 5543



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01016 10
IDENTIF. ↑ REFERENCE

95 SEP 19 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954388