Box 28

OLD REPUBLIC

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

BOOK 9989 PG 680

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF March, 19 96

NOTARY PUBLIC

My Commission expires: 11/22/98

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)	81-16-677
P. O. BOX 846 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 AND JOEL 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 No. 180 on the Plan of Judge John McNairy's Mansion House Tract, as of record in the Front Fly Leaf of Book 9, Register's Office for said County, described as follows:

Beginning on the southerly margin of Phillips Street, formerly Haslam Street, 107 1/2 feet from the easterly margin of 10th Avenue, North, formerly Belleville Street; thence with the southerly margin of Phillips Street, formerly Haslam Street, easterly 42 1/2 feet; thence southerly 129 feet, more or less, to the northerly margin of an alley; thence with said alley, westerly 42 1/2 feet; thence northerly in a straight line 129 feet to the point of beginning.

Being the same property conveyed to Alan Garfinkle and Joel Garfinkle, by deed from Robert M. Garfinkle, Trustee, of record in Book 5697, page 352, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

unimproved (X)
This is improved ( ) property, known as 933 Phillips Street (House Number) (Street) Nashville (City) (State) TN 37208 (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 18 day of March, 19 96.

ALAN GARFINKLE

JOEL GARFINKLE

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9989 PG 681

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 JOEL GARFINKLE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of MARCH, 19 96.

My Commission expires:

_____ /

Notary Public

STATE OF ~~TENNESSEE~~ MARYLAND
County of Howard }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALAN GARFINKLE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of MARCH, 19 96.

My Commission expires:
9-1-97

Notary Public

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 JOEL GARFINKLE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 21st day of March, 1996

My Commission expires:
July 27, 1996

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

96 MAR 25 PM 1:36
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

016545

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8.00