0185479

IDENTIF. # REFERENCE

WARRANTY DEED

96 MAY 28 AM 9:51

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 204,000.00

Affiant

Sworn to and subscribed before me this 24th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

BOOK 10061 PG 955

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Matthew Nachtrab Armand B. P. Rabinowitz 7851 Bent Road Sylvania, Ohio 43560	First Union Mortgage Corp. 1410 Commonwealth Dr. Wilmington, NC 28403	Map 104-16 Par. 83

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS A. SCHWARTZ and wife, AMY KIRSCHKE, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto MATTHEW NACHTRAB, unmarried, and ARMAND B.P. RABINOWITZ, unmarried, as tenants in common, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly half of Lot No. 126 on the revised Plan of George W. Blair's subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 126 fronts 50 feet on the northerly side of Ashwood Avenue and runs back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Thomas A. Schwartz and wife, Amy Kirschke, by deed from Brian Robbins, unmarried, of record in Book 9588, page 37, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1916 Ashwood Avenue, Nashville, TN 37212.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 hands this 24th day of May, 1996.

THOMAS A. SCHWARTZ

AMY KIRSCHKE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

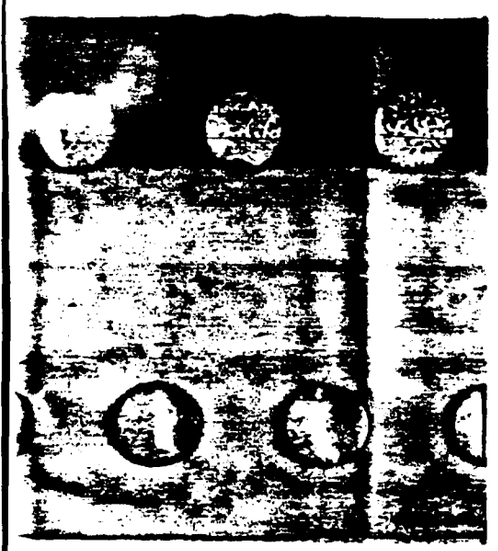
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, THOMAS A. SCHWARTZ and wife, AMY KIRSCHKE, the Bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

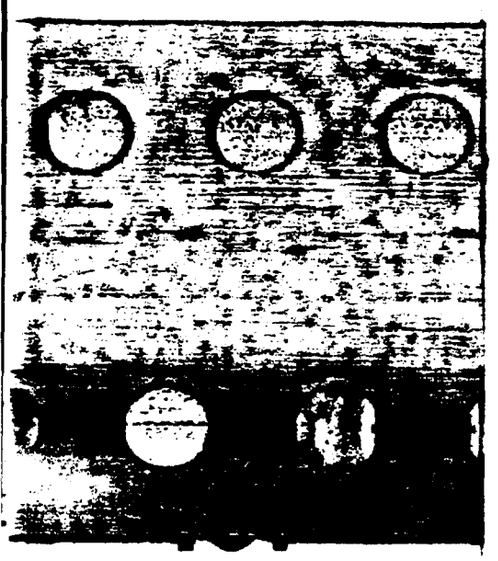
WITNESS my hand and official seal this 24th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-97

5669 05/28 0101 03CHECK 763.80





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 957

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
				204000.00
				CON TX 754.80
				PRFEE 1.00
				MDEED 8.00
				TOTAL 763.80
				CHECK 763.80
			05/28/96	01 09:53 0001 5669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185479 IDENTIF. # REFERENCE

96 MAY 28 AM 9:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1043589