RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

~~RECORD AND RETURN TO~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38327 FILE BOX "7"

BOOK 11694 PAGE 78

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Katherine DuVault
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF OCTOBER, 1999.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES 9-29-2001

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
KATHERINE DUVAULT	**S A M E**	**104-16-83**
1916 Ashwood Avenue		**24W 8830**
Nashville, Tennessee 37212		

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, MATTHEW NACHTRAB, UNMARRIED, AND ARMAND B. P. RABINOWITZ, UNMARRIED, AS TENANTS IN COMMON,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE DEVAULT ,** UNMARRIED
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 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 Matthew Nachtrab, unmarried, and Armand B. P. Rabinowitz, unmarried, as tenants in common, by deed from Thomas A. Schwartz and wife, Amy Kirschke, of record in Book 10061, Page 955, Register's Office for Davidson County, Tennessee.

This is improved property known as **1916 Ashwood Avenue, Nashville, Tennessee 37212**

To have and to hold the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
Whenever 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 5th day of October, 1999.

Matthew Nachtrab by Alan I Saltz Atty in Fact
MATTHEW NACHTRAB

Armand B. P. Rabinowitz by Alan I Saltz Atty in Fact
ARMAND B. P. RABINOWITZ

PRINTERS MEMO
TO AVOID SMUDGING, TYPING OR
PRINTING ON THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIVED
1999 OCT -7 AM 9:24
REGISTER'S OFFICE

06404094

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 _____-, 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 at Nashville, Tennessee, this the ____ day of _____ 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 5th day of October, 1999, before me personally appeared ALAN L. SATURN **to be known to be the person who executed the foregoing instrument in behalf of MATTHEW NACHTRAB, UNMARRIED, and ARMAND B. P. RABINOWITZ, UNMARRIED, as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MATTHEW NACHTRAB, UNMARRIED, and ARMAND B. RABINOWITZ, UNMARRIED, as though they had personally acted.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of October, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 9/29/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11694 PAGE 80

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06/4094

99 OCT -7 PM 9:24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525077