BOOK 7034 PAGE 798

DO NOT PUBLISH

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Perry W. Moskovitz Company, Incorporated	SAME	143-2-A-76
(NAME)	(NAME)	
2807 Tyne Blvd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One hundred forty thousand and no/100-------- DOLLARS

cash in hand paid and other good and valuable considerations the recept and sufficiency of which is hereby acknowledged,

I, John R. Beesley, III, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficary, the grantor,

have bargained and sold, and by these presents do transfer and convey unto the said Perry W. Moskovitz Company, Incorporated

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached Legal Description which is incorporated herein the same as if copied verbatim herein.

This conveyance is subject to 1986 property taxes, which have been prorated this date and the grantee assumes in full, the limitations shown on the plan of record at Plat Book 5200, pages 751, 752, and 753, said Register's Office, declaration of covenants conditions, restrictions, limitations, easements and/or rights of liens and/or assessments contained in instruments as of record at Book 6274, page 148, Book 5380, page 357, Book 5120, page 199, and Book 5120, page 208, said Register's Office, and to the easements at Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892 and Book 5102, page 956, said Register's Office.

This conveyance is further limited by and the grantee understands and agrees that the maximum number of condominium units that may be constructed on the above described property transferred hereby is fourteen (14).

This is unimproved (X) improved ( ) property, known as Harpeth Trace Drive known as a 14-unit condo site, 3.53 acres, "Future Development"
(House Number) (Street)

Nashville, TN. 37221
(P. O. Address) (City or Town) (Zip Code)

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. 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 the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 4th day of June, 19 86.

John R. Beesley, III, Trustee

John R. Beesley, III, Trustee

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named John R. Beesley, III, Trustee

the bargainor _____, with whom I am personally acquainted, or proved to me on 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 Nashville, this 4th day of June, 19 86.

My commission expires 4-17-88 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 140,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Perry W. Moskovitz Company, Incorporated
By: Perry W. Moskovitz

Sworn to and subscribed before me
this 4th day of June, 19 86.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

WARRANTY DEED

FROM

John R. Beesley, III, Trustee

TO

Perry W. Moskovitz Company, Incorporated

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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LEGAL DESCRIPTION

Being part of that tract or parcel of land identified as "Future Development" on the plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, pages 751, 752 and 753, Register's Office for said County, and described according to a survey by Gaffron & Jeffers, May 1986, as follows:

BEGINNING at a concrete monument in the easterly margin of Harpeth Trace, the southwest corner of the herein described property; thence along the easterly margin of said Harpeth Trace Drive N12°19'59"W, 62.18' to an iron pin; thence along a curve to the right with chord bearing of N08°45'07"E, chord length of 65.85', radius of 230.00', to an iron pin; thence N16°58'55"E, 78.84' to an iron pin; thence along a curve to the left with chord bearing of N00°20'22"W, chord length of 78.57', and radius of 131.94', to an iron pin; thence N17° 39'39"W, 96.05' to an iron pin; thence along a curve to the right with a chord bearing of N00°23'03"E, chord length of 253.47', radius of 409.14', to an iron pin; thence N18°25'46"E, 92.07' to the new common corner of this "Future Development" tract and Lot No. 75 as re-subdivided and shown on the Resubdivision Plan of Lot Nos. 73, 74, and 75 as of record at Plat Book 6250, page 941, said Register's Office; thence leaving the margin of said Harpeth Trace Drive and with the line between said Lot No. 75, as redivided, and this tract, S69°23'46"E, 168.45' to an iron pin; thence along the westerly most boundary of West Meade Highlands, Section 1 as recorded in Plat Book 3700, Page 69, S01°59'12"E, 169.91' to a concrete monument; thence S44°47'14"E, 354.78' to a concrete monument; thence S67°54'45"W, 144.20' to a concrete monument; thence N82°59'44"W, 149.92' to a concrete monument; thence S07°00'50"W, 85.89' to a concrete monument; thence S52°08'26"W, 179.29' to a concrete monument in the easterly margin of Harpeth Trace Drive, the point of beginning, and containing 3.53 acres.

Being part of that same property conveyed to John R. Beesley, III, Trustee as of record in Book 6101, page 789, Register's Office for said County

Exhibit to warranty deed

John R. Beesley, III, Trustee
to
Perry W. Moskovitz Company, Incorporated

6 1 3 5 1

IDENTIFICATION REFERENCE

Nov 7 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

140000.00- CAMT.
392.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 401.50-
3811AM 11/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61351

IDENTIFICATION REFERENCE

Nov 7 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09844