IDENTIFICATION REFERENCE
JAN 3 1 05 PM '87
32413

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Herbert S. Schwartz and wife, Susan J. Schwartz 516 Harpeth Trace Dr. Nashville, TN 37221	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 143-2-A Parcel 30

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, PERRY W. MOSKOVITZ and wife, HELEN L. MOSKOVITZ, do hereby transfer and convey unto HERBERT S. SCHWARTZ and wife, SUSAN J. SCHWARTZ, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 30 on the Plan of Harpeth Trace Estates, Phase Three, of record in Book 5200, Pages 751-753, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Perry W. Moskovitz and wife, Helen L. Moskovitz by deed from Perry W. Moskovitz Company, Inc. of record in book 6882, Page 973, Register's Office for said County.

The last known recorded instrument relating to this property was a Deed of Trust of record in Book 6882, Page 975, Register's Office for Davidson County, Tennessee.

This is improved real property known as 516 Harpeth Trace Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said HERBERT S. SCHWARTZ and wife, SUSAN J. SCHWARTZ, their heirs, successors and assigns forever.

The undersigned covenant with the said HERBERT S. SCHWARTZ and wife, SUSAN J. SCHWARTZ, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plat of Harpeth Trace Estates Subdivision, Phase Three, of record in Book 5200, Pages 751-753, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5380, Page 357 as supplemented in Book 6274, Page 148, said Register's Office.

Except as herein stated, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said

HERBERT S. SCHWARTZ and wife, SUSAN J. SCHWARTZ, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29th day of May, 1987.

PERRY W. MOSKOVITZ

HELEN L. MOSKOVITZ, By atty in fact.
BY: PERRY W. MOSKOVITZ,
ATTORNEY-IN-FACT FOR
HELEN L. MOSKOVITZ
AS PER INSTRUMENT OF
RECORD IN BOOK 7025,
PAGE 802, R.O.D.C.,TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DONNA R. SHARP, a Notary Public in and for said State and County, PERRY W. MOSKOVITZ the within named the within 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, Tennessee this 29th day of May, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DONNA R. SHARP, a Notary Public in and for the County and State the within named PERRY W. MOSKOVITZ, 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 on behalf of HELEN L. MOSKOVITZ, the bargainor, as her attorney-in-fact and as the free act and deed of the within named HELEN L. MOSKOVITZ.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 1987.

Donna R. Sharp
Notary Public

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

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

AFFIANT

Sworn to and subscribed before me this 29th day of May, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7256 PAGE 427

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

204000.00- CAMT.
571.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 577.70-
4655A06/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32413

IDENTIFT REFERENCE

JUN 3 PM 03 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 89052