File 11129 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8747 PAGE 441

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LINDA K. NELSON	GMAC MORTGAGE CORPORATION	Map 143-2-A
(NAME)	(NAME)	
653 Harpeth Trace Drive	5544 Franklin Road, Ste 202	Parcel 86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37202	F.B. 9DZ73385
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, PERRY W. MOSKOVITZ COMPANY INCORPORATED, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA K. NELSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 10 on the Plan of Resubdivision of Lots 1-11 The Pointe, as of record in Plat Book 6900, page 932, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Perry W. Moskovitz Company, Incorporated by deed from John R. Beesley, III, Trustee, with full power of record in Book 7034, Page 798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1992 Taxes, which have been paid; (2) Covenants, Conditions and Restrictions of record in Book 7564, page 1; (3) By-Laws of record in Book 7563, page 987; (4) Dedication of common area of record in Book 7788, page 262; (5) Charter of record in Book 7563, page 981; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 932, said Register's Office., (7) Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5812, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6274, page 148; (8) Charter of record in Book 5120, page 199, amended in Book 6556, page 694; (9) Easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, and in Book 5364, page 882, and in Book 6407, page 892; (10) Overpass Agreement of record in Book 5102, page 956.

51601

IDENTIFICATION REFERENCE

OCT 5 3 41 AM '92

DAVIDSON COUNTY, TN

7108 10/05 0101 03CHECK 739.01

This is improved (XX) unimproved ( ) property, known as 653 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of September, 19 92

PERRY W. MOSKOVITZ COMPANY, INCORPORATED
By:
Perry W. Moskovitz, President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8747 PAGE 442

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Perry W. Moskovitz

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of PERRY W. MOSKOVITZ COMPANY INCORPORATED the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 29th day of September 19 92

My commission expires 1/23/93 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,344.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 92

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM

PERRY W. MOSKOVITZ COMPANY, ~~INCORPORATED~~

TO

LINDA K. NELSON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 8747 PAGE 443

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 197344.00
CON TX 730.01
PRFEE 1.00
WDEED 8.00
TOTAL 739.01
CHECK 739.01

10/05/92 01 09:42 0001 7108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

516011

IDENTIFICATION REFERENCE

OCT 5 9 41 AM '92

DAVIDSON COUNTY, TN

No. 576647