This instrument prepared by:
Dodson, Parker & Behm
306 Gay Street, Suite 400
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Edward E. Anderson Kay K. Anderson, husband and wife, 4230 Harding Road, Suite 901 Nashville, Tennessee 37205	Same	104-2 136

FOR AND IN CONSIDERATION of the sum of Fifty Five Thousand and NO/100 ($55,000.00) Dollars, cash in hand paid, and other good and valuable consideration, Perry W. Moskovitz Company, Incorporated, a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey unto Edward E. Anderson and Kay K. Anderson, husband and wife, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot Number 7 on the Plan of The Pointe, as shown on plat of record in Plat Book 6900, page 932, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being a part of the same property conveyed to Perry W. Moskovitz Company, Incorporated, a Tennessee corporation, by deed from John R. Beasley, III, as Trustee, of record in Book 7034, page 798, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessment, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5120, pages 208 through 227, Book 5380, pages 357 through 377, as supplemented by 6274, page 148, and in any allied instrument(s) referred to in said restrictions.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessment, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7564, pages 1 through 8, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Harpeth Trace Services Association, of record in Book 5120, page 199, said Register's Office.

4. Charter of The Pointe Homeowners Association, Inc., of record in Book 7563, page 981 and By-Laws of record in Book 7563, page 987, said Register's Office.

5. Easements to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in 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 8006, page 930, said Register's Office.

6. All matters as shown on the Plan of record in Book 6900, page 932, said Register's Office, including an Owner's Certificate, a 20 foot setback line from Harpeth Trace Drive, 20 foot easement for utility and drainage along the front and 5 foot easement for utilities and drainage along side lines, 10 foot easement for utilities and drainage along the rear and various notations.

7. Real property taxes for the year 1995, which constitute a lien on the Property but are not yet due and payable, pro rated as of closing and assumed by the Grantee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of January, 1995.

Notary Public

My Commission Expires: March 22, 1997

This is unimproved property, known as Lot Number 7 of The Pointe at Harpeth Trace, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds its successors and assigns to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officer, has executed this instrument on the date and year first above written.

GRANTOR:

PERRY W. MOSKOVITZ COMPANY, INCORPORATED

BY:
PERRY W. MOSKOVITZ, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0587 01/09 0101 03CHECK 212.50

Before me, Cindy R. Alexander, a Notary Public in and for the County and State aforesaid, personally appeared PERRY W. MOSKOVITZ, with whom I am personally acquainted, and who acknowledged himself to be the President of Perry W. Moskovitz Company, Incorporated, the within named bargainor, and that he, as such President, being duly authorized so to do, executed the within instrument by signing the name of the corporation, for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of January, 1995.

Notary Public

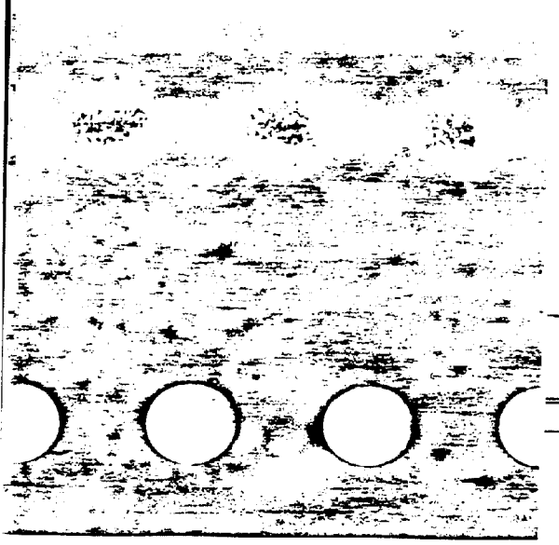
My Commission Expires: March 22, 1997

24087
IDENTIF. & REFERENCE

95 JAN -9 PM 4:01
FILED
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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



RECEIVED OF _____

FOR _____

BOOK 9567 PG 743

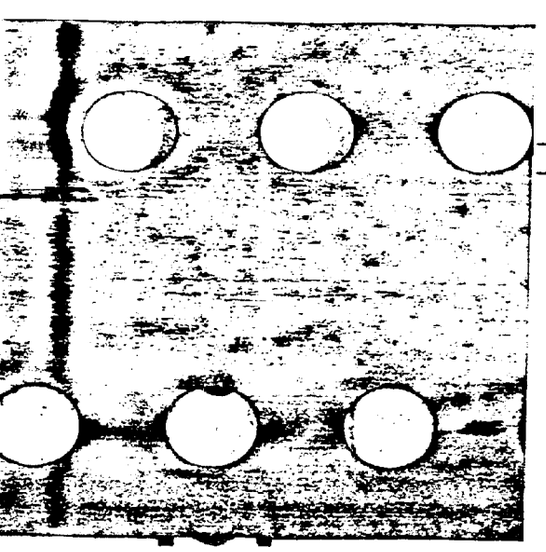
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

01/09/95 01 16:01 0001 0587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24087
IDENTIF. ↑ REFERENCE

95 JAN -9 PM 4:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870447