BOOK 9830 PG 322

Book 12

FROM: PERRY W. MOSKOVITZ COMPANY, INCORPORATED

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

TO: CHARLES A. TROST AND WIFE, ANNIE O. TROST

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Charles A. Trost and wife, Annie O. Trost 317 Harpeth Ridge Dr. Nashville, Tn. 37221	SAME	Map 143-2-A Parcel 79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Charles A. Trost
Affiant

Subscribed and sworn to before me, this the 16th day of October, 1995.

Carol R. Kirkpatrick
Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Perry W. Moskovitz Company, Incorporated, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Charles A. Trost and wife, Annie O. Trost, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property known as 639 Harpeth Trace Drive, Nashville, Tn. 37221.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, 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. 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.

WITNESS its hand this 16th day of October, 1995.

PERRY W. MOSKOVITZ COMPANY, INCORPORATED

BY: _____
Perry W. Moskovitz, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of October, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lots 1 through 11, The Pointe, of record in Book 6900, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Perry W. Moskovitz Company, Incorporated, by deed of record in Book 7034, page 798, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates, of record in Book 5380, page 357, as supplemented in Book 6274, page 148, said Register's Office.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants and Restrictions of record in Book 5120, page 208, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for The Pointe, of record in Book 7564, page 1, said Register's Office.

4. All matters as shown on the Plan of record in Book 6900, page 932, said Register's Office.

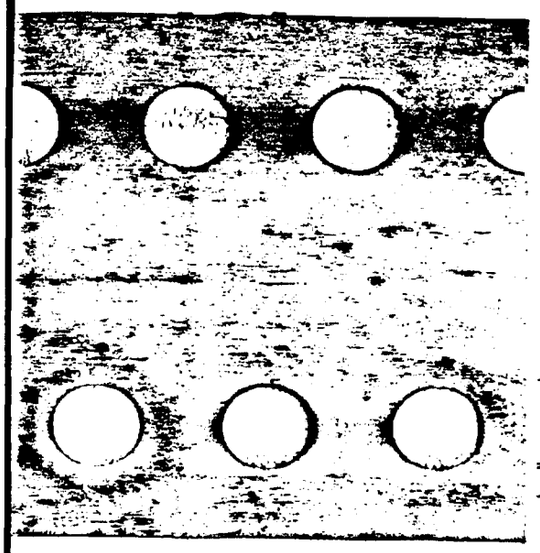
5. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882, and Book 8006, page 930, said Register's Office.

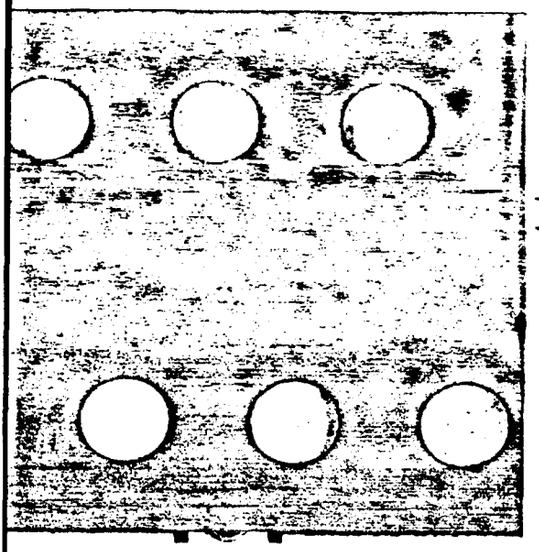
6. Overhead line easement of record in Book 6407, page 892, said Register's Office.

7. Overpass Construction Agreement of record in Book 5102, page 956, said Register's Office.

8. Rights of others in and to the common areas.

0113015
IDENTIFICATION REFERENCE
97 OCT 17 PM 3:49
FELIX Z. MOSCHETTI REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9830 PG 325

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 62500.00
CON TX 231.25
PRFEE 1.00
CAMT 12.00
~~TOTAL 232.25~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~232.25~~

10/17/95 01 15:50 0001 7647

VOID
CAMT 12.00-
WDEED 12.00
~~TOTAL 12.00~~
~~CHECK 12.00~~

10/17/95 01 15:51 0001 7648

Total 244.25

95 OCT 17 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0113015
IDENTIF. # REFERENCE

No. 966175