This instrument prepared by Richard A. Jones, Evans, Jones & Reynolds, 1810 First Union Tower, Nashville, Tennessee 37219.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
James R. Brooks and wife, Raye H. Brooks 637 Harpeth Trace Drive Nashville, TN 37221	James R. Brooks and wife, Raye H. Brooks 637 Harpeth Trace Drive Nashville, TN 37221	143-2-A-78

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PERRY W. MOSKOVITZ COMPANY, INCORPORATED, a Tennessee corporation, GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said JAMES R. BROOKS and wife, RAYE H. BROOKS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot No. 2 on the Plan of The Pointe, Resubdivision of Lots 1-11 of record in Book 6900, page 932, Register's Office of 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 from John R. Beesley, III, Trustee, of record in Book 7034, page 798, Register's Office of Davidson County, Tennessee.

This is improved property known as 637 Harpeth Trace Drive, Nashville, Tennessee 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 JAMES R. BROOKS and wife, RAYE H. BROOKS, their heirs and assigns, forever. And GRANTOR does covenant with the said JAMES R. BROOKS and wife, RAYE H. BROOKS, that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and the same is unencumbered, except as set forth in Exhibit A attached hereto and incorporated herein by reference as fully as if copied herein verbatim.

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 JAMES R. BROOKS and wife, RAYE H. BROOKS, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR, by and through its duly authorized officer, has executed this instrument on this 10 day of September, 1998.

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 (or proved to me on the basis of satisfactory evidence), 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 on Nashville, Tennessee, this 11th day of September, 1998.

_____
Notary Public

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $342,500.00.

_____
Affiant

Subscribed and sworn to before me this 10 day of September, 1998.

GREGORY HARDEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp. 5-27-2001

_____
Notary Public

My Commission Expires: _____

232400ps.003

0340 MAIL ENV 03CHECK 1282.25

98 SEP 14 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04871438

EXHIBIT A

The within property is conveyed subject to:

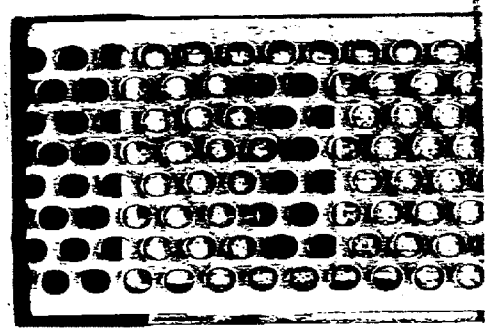
1. Terms, conditions, easements, rights and liens set forth in the restrictions of record in Book 5120, page 208, Book 5380, page 357, Book 6274, page 148, Book 7564, page 1, Register's Office of Davidson County, Tennessee.

2. Easements to Metropolitan Government of Nashville and Davidson County of record 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, Book 8006, page 930, Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 6900, page 932, Register's Office of Davidson County, Tennessee.

4. Charter of The Pointe Homeowners' Association, Inc., of record in Book 7563, page 981 and Bylaws of record in Book 7563, page 987, Register's Office of Davidson County, Tennessee.

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



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

RECEIVED OF _____

FOR _____

BOOK 11111 PAGE 34

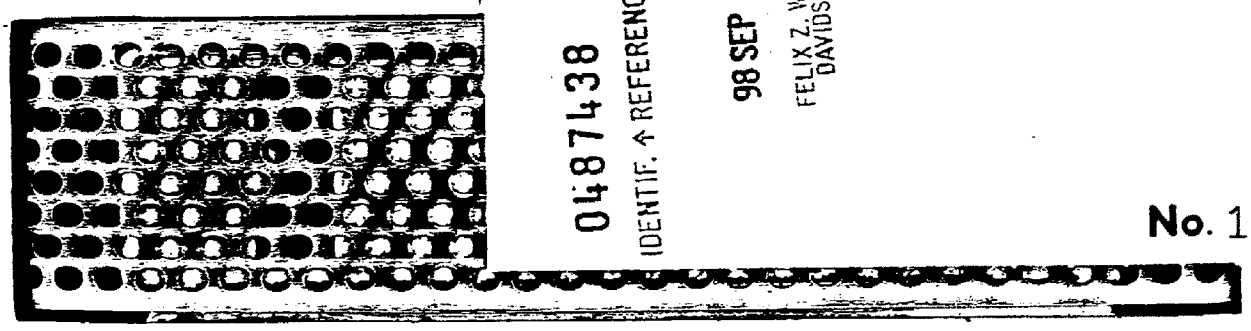
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	342500.00
CON TX	1267.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1282.25
CHECK	1282.25

09/14/98 01 13:01 0001 0340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 SEP 14 PM 1:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0487438
IDENTIF. # REFERENCE

No. 1345731