Prepared By William W. Weems, Attorney 699 West Main, Hendersonville, Tennessee 37075

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5913

92.70- CHECK

WARRANTY DEED

INFORMATION FOR TAX ASSESSOR: Tax Parcel No. Map 34-5 Parcel 68
SEND TAX NOTICES TO: Richard J. Moores, 312 Alta Loma Road, Goodlettsville,
ADDRESS: Tennessee 37072

For and in Consideration of the sum of TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged.

666404

IDENTIFICATION REFERENCE

Nov 2 9 04 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

MARTHA D. HOWARD

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

RICHARD J. MOORES AND WIFE, DEBORAH S. MOORES

their heirs and assigns/successors or 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 part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described as follows:

Beginning at a point in the center line of Alta Loma Drive, 468 feet northwesterly from the intersection of the center line of said Drive and westerly margin of the L & N Railroad right-of-way and being the northwest corner of the property conveyed to George P. Howell and William H. Howell, by deed from Jack Boyd and wife, Marie Boyd of record in Book 2451, page 513, Register's Office for said County; thence north 80 deg. west, with the center line of said Drive, 188 feet to the center of the intersection of said Drive and Monticello Avenue; thence south 3 deg. 25' west, with the center line of said Avenue 425 feet to a point; thence south 80 deg. east 188 feet to a point, the southwest corner of the property conveyed to George P. Howell and William H. Howell, by deed from Jack Boyd and wife, Marie Boyd, of record in Book 2451, page 513, Register's Office for said County; thence north 3 deg. 25' east, 425 feet to the point of beginning.

Being the same property conveyed to James C. Ferguson and wife, Pauline Ferguson by deed from Jack Boyd and wife, Marie Boyd, of record in Deed Book 2598, page 623, Register's Office for Davidson County, Tennessee.

THERE IS INCLUDED, BUT EXPRESSLY EXCLUDED FROM THIS DESCRIPTION AND CONVEYANCE, the following property:

Land in Davidson County, Tennessee, being a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Monticello Avenue, said point being 275 feet south from the center of Alta Loma Road; thence in a southerly direction with the center line of said Monticello Avenue 150 feet to a point; thence south 80 deg. east 188 feet more or less to the southwest corner of the property conveyed to Raymond Trammel and wife, Twanda Trammel, by deed from George P. Howell et al, as of record in Book 2693, page 353, Register's Office for said County, thence along said Trammel's westerly line in a northerly direction 150 feet to a point; thence westerly 188 feet more or less to the center of Monticello Avenue andpoint of beginning.

Being the same property conveyed to Raymond Trammel and wife, Twanda Trammel by deed from James C. Ferguson and wife, Pauline Ferguson of record in Book 2746, page 125, Register's Office for Davidson County, Tennessee.

FURTHER EXCLUDED from this conveyance is the following described property:

Being a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described according to a survey made by H. Gee, November 26, 1960, as follows:

Beginning in the center of Monticello Avenue at the northwest corner of the property conveyed to William C. Davis and wife,Elise B. Davis, by deed form Raymond Trammel and wife, dated July 18, 1960, filed August 5, 1960, and recorded in Book 3103, page 167, said Register's Office; thence with said Davis' northern boundary line south 80 deg. 00' east 175 feet to an iron pin; thence North 6 deg. 17' east 105 feet; thence north 80 deg. 09' west 180.4 feet to the center of Monticello Avenue; thence with the center of the same south 3 deg. 18' west 105 feet to the beginning.
Being the same property conveyed to Robert E. Newman and wife, Patricia Russell Newman by deed from James C. Ferguson and wife, Pauline Ferguson, of record in Book 3178, page 287, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to any easements or other limitations per plan of record in Book 421, page 44, said Register's Office. (* for additional derivation, see below)

STATE OF TENNESSEE:
COUNTY OF SUMNER : The actual consideration or value(whichever is greater, for this transfer is $32,000.00.

Subscribed and sworn to before me,
This 30th day of October, 1981.

Affiant

My Commission Exp.: 11/23/84

Notary Public

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard J. Moores and wife, Deborah S. Moores, their successors and assigns/heirs and assigns, forever.

And I covenant with the said Richard J. Moores and wife, Deborah S. Moores that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

James L. Howard, husband of Martha D. Howard, joins in this conveyance to transfer any right title or interest he may have in the property herein described by virtue of his marital status with the grantor.

And we, MARTHA D. HOWARD AND HUSBAND, JAMES L. HOWARD do further covenant and bind ourselves, our successors and assigns/heirs and representatives, to warrant and forever defend the title to the said land to the said Richard J. Moores and wife, Deborah S. Moores, their successors/heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 30th day of October, 19 81.

(* Being the same property conveyed to Martha D. Howard by deed from Pauline G. Ferguson, a widow, dated 28 October 1980 and recorded in Book 5674, page 969 and re-recorded in Book 5693, page 535, Register's Office of Davidson County, Tennessee).

Martha D. Howard

James L. Howard

STATE OF TENNESSEE

SUMNER County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha D. Howard and husband, James L. Howard

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

Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of October, 19 81.

Marion R. Harris, Notary Public

Commission Expires 11/23/84

STATE OF _____

County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE

_____County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____

and _____respectively of the_____

the within named bargainor, a corporation, and that (he) as such _____
(they)

and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____

as such _____, and attesting the same by the said _____

as such_____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			32000.00- CO	
			83.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 92.70-	
5913A11/02/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G66404

IDENTIF. REFERENCE

Nov 2 9 04 AM '81

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

No. 851107