3243

Warranty Deed

BOOK 6053 PAGE 447

THIS INDENTURE, made and entered into this 6th day of May, 19 83, by and between Hampton Place Joint Venture, comprised of Roark, Inc. and Four-O-One Financial Corp., joint venturers, party of the first part, and Michael E. Moore, an unmarried person party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Davidson, County of Davidson, State of Tennessee:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 40 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3, Block "K" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 front together 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines, 221-1/4 feet to an alley.

Being the same property conveyed to party of the first part by Deed of record in Book 6045, Page 857 in the Office of the Register of Deeds of Davidson County.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except:
for 1983 Metropolitan Taxes, a lien, but not yet due and payable

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

SEE REVERSE SIDE FOR ACKNOWLEDGEMENT
MADE A PART HEREOF

Hampton Place Joint Venture
BY: FOUR-O-ONE FINANCIAL CORP., joint venturer,
By: William J. Hurst
Director

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Hampton Place Joint Venture

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of May, 19 83.

My commission expires My Commission Expires JAN. 18, 1987

Dorothy L. Grange
Notary Public

(FOR RECORDING DATA ONLY)

Property address 715 Cantrell Avenue, Nashville, Tennessee 37215

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Union Planters National Bank of Memphis
P. O. Box 3137
Memphis, Tennessee 38103

This instrument prepared by and return to:
H. LEE SHAW, ATTORNEY
2 North Second St., Suite 300, Memphis, Tennessee 38103

State tax ____ $ ____
Register's fee ____ ____
Recording fee ____ ____
Total ____ ____
T. G. #

Map 117-1
Parcel 52

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ ****82,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael E. Moore
Affiant

Subscribed and sworn to before me this 6th day of May, 1983.

James R. Cheshire III
Notary Public

Commission expires 10/20/85

6152

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 19 ____.

My commission expires _____ _____

Notary Public

RUSH

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 19 ____.

My commission expires _____ _____

Notary Public

IDENTIFICATION

H 4 6 7.0 6

MAY 9 1 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dorothy L. Orange, of the state and county aforesaid, personally appeared William J. Hurt, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a director of Four-O-One Financial Corp., a corporation, which corporation is a joint venturer of Hampton Place Joint Venture, the within named bargainor, a joint venture, and that he as such director, on behalf of the joint venture being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the joint venture by Four-O-One Financial Corp. by himself as director.

Witness my hand and seal at Nashville, this 6th day ~~of~~ May, 1983.

Dorothy L. Orange
Notary Public

My Commission Expires:

My Commission Expires JAN. 18, 1987

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6053 PAGE 449

FOR _____

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

B2000.00- CO
213.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 219.70-
6152A05/09/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 7 0 6

IDENTIFICATION REFERENCE

MAY 9 1 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947687