THIS INSTRUMENT PREPARED BY:
STEPHEN L. EDWARDS, ATTORNEY
806 NASHVILLE BANK & TRUST BLDG
NASHVILLE, TN 37201

WARRANTY DEED

BOOK 6455 PAGE 349

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Renick & Company (NAME)	same (NAME)	060-04-0
2905 Harbour View (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	034.00
Nashville, TN 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN and no/100ths----------

----------($10.00)---------- *DOLLARS*

cash in hand paid by RENICK & COMPANY, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, COMMERCE UNION BANK, as Co-Administrator, C.T.A., and as Co-Trustee of the ESTATE OF NELL ROBBINS MOORE, deceased, and JOHN L. MOORE, III, as Co-Executor and as Co-Trustee of the ESTATE OF NELL ROBBINS MOORE, deceased, and JOHN L. MOORE, JR., and wife, MARY KATE MOORE,

17 1988

IDENTIF. REFERENCE

DEC 21 10 41 AM '84

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said Renick & Company its successors ~~heirs~~ *and 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 that reserved strip on the north side of Valeria Street north of the entrance of Boone Drive, marked "RESERVED Kenwood Homes Inc." and shown on the plan of Sterling Heights, Section 5, of record in Book 1835, Page 37, said Register's Office, wherein said property is described as follows:

BEGINNING at a concrete monument in the northerly margin of Valeria Street, at its intersection with Boone Drive; thence with the northerly margin of Valeria Street, westerly 143 feet to a concrete monument at the southwesterly corner of said "RESERVED" parcel; thence north 0 Degrees 40 Min. west 146.1 feet to a concrete monument; thence north 35 Degrees 02 Min. east 158.3 feet to a concrete monument; thence north 35 Degrees 02 Min. east 10.3 feet to a point in the right-of-way of a proposed street; thence south 79 Degrees 55 Min. east 203.6 feet to a concrete monument at the common rear corners of lots 145 and 146 of Sterling Heights Subdivision, Section 5; thence southerly along the rear line of said Lot 145, 88 feet to an iron pin, at the northeast corner of Lot 143 of Sterling Heights Subdivision, Section 5; thence westery with the rear line of said Lot 143, 130 feet to an iron pin; thence southerly along the westerly line of Lot No. 143, 95 feet to a concrete monument; thence continuing along the westerly line of said Lot 143, southerly 24 feet to a concrete monument; thence westerly 50 feet to a concrete monument, at the beginning of a curve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 11th day of December, 19 84

Affiant

My commission expires: 4-19-87 (Affix Seal)

Notary Public

along the intersection of Valeria Street and Boone Drive; thence along said curve (having a radius of 20 feet and angle of 90 Degrees) southwesterly 31.42 feet to the point of BEGINNING.

Being the same property conveyed to JOHN L. MOORE, JR., JOHN L. MOORE and N.R. MOORE, by deed from Kenwood Homes, Inc., of record in Book 2142, Page 103, Register's Office for Davidson County, Tennessee. The said N.R. MOORE and NELL ROBBINS MOORE are one and the same person. The said JOHN L. MOORE died on the 10th day of May, 1970, intestate, a resident of Sumner County, Tennessee, survived by his wife, NELL ROBBINS MOORE, who died testate, a resident of Sumner County, Tennessee, on the 24th day of February, 1981. The Estate of NELL ROBBINS MOORE is being administered through the County Court for Sumner County, Tennessee, at Gallatin. The Last Will and Testament of NELL ROBBINS MOORE is of record in Will Book 29, Page 319, County Court Clerk's Office for Sumner County, Tennessee. The Grantors, COMMERCE UNION BANK as Co-Administrator C.T.A. of the Estate of NELL ROBBINS MOORE, and as Co-Trustee of the NELL ROBBINS MOORE Estate Trust, and JOHN L. MOORE, III, as Co-Executor and Co-Trustee, are fully authorized and empowered to execute the within conveyance. The said JOHN L. MOORE, JR., is a resident of the State of Florida, and he has appointed JOHN L. MOORE, III, as his attorney-in-fact, which appointment is of record in Book 6444, Page 418, Register's Office for Davidson County, Tennessee.

MARY KATE MOORE, the wife of JOHN L. MOORE, JR., joins in this conveyance for the purpose of conveying all of her right, title and interest in and to the property, to the hereinabove named grantee. Her power-of-attorney appointng the said JOHN L. MOORE, III, as her lawful attorney-in-fact is of record in Book 6444, Page 420, said Register's Office. The said JOHN L. MOORE, JR., and JOHN LOYD MOORE, JR., being one and the same person.

This is unimproved ( ) improved (X) property, known as Valeria Street, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RENICK & COMPANY its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Renick & Company *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

1981 taxes (delinquent) paid by Estate as of date of closing.

1984 taxes have been pro-rated between the parties as of the date of closing.

And we, COMMERCE UNION BANK, as said Co-Administrator, C.T.A. and as Co-Trustee, JOHN L. MOORE, III, as Co-Executor and as Co-Trustee, and JOHN L. MOORE, JR. *do further covenant and bind* ourselves, our successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Renick & Company its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* December, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date,*

JOHN L. MOORE, III, as Co-Executor and as Co-Trustee of the ESTATE OF NELL ROBBINS MOORE, deceased.

JOHN L. MOORE, III, as Attorney-in-fact for JOHN L. MOORE, JR., and wife, MARY KATE MOORE.

COMMERCE UNION BANK, as Co-Administrator, C.T.A. and as Co-Trustee of the ESTATE OF NELL ROBBINS MOORE, deceased.

By: Charles J. Vacca
Charles J. Vacca, Vice-President and Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. MOORE, III, as Co-Executor and as Co-Trustee of the ESTATE OF NELL ROBBINS MOORE, deceased.

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 19 84.

Kyssa Rawlins Notary Public.

Commission Expires 4-19-87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. MOORE, III, as Attorney-in-fact for JOHN L. MOORE, JR., and wife, MARY KATE MOORE

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 19 84.

Kyssa Rawlins Notary Public.

Commission Expires 4-19-87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHARLES J. VACCA, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President and Trust Officer of the COMMERCE UNION BANK, as Co-Administrator C.T.A. and as Co-Trustee of the Estate of NELL ROBBINS MOORE, deceased the within named bargainor, a corporation, and that he as such Vice-President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice-President and Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of December, 19 84.

Kyssa Rawlins Notary Public

Commission Expires 4-19-87.

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

RECEIVED OF _____

FOR _____

BOOK 6455 PAGE 352

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
			8000.00- CAMT.	
			20.60 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	30.30-
7701A	12/21/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 1 9 8 8

IDENTIF. T REFERENCE

Dec 21 10 41 AM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 95467