GRFjr/sw

THIS INSTRUMENT Mail PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

3744 07/01 330.60- CHECK

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
G. Hubert Moore 3818 Cleghorn Road Nashville, Tennessee 37215	Same	Map 104-5 Parcel 208

BOOK 6596 PAGE 346

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Three Thousand Five Hundred and No/100 Dollars ($123,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CASON A. DICKINSON, a single person, has bargained and sold, and by these presents does transfer and convey unto G. HUBERT MOORE, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $123,500.00

G. Hubert Moore
Affiant

SUBSCRIBED AND SWORN to before me, this 1st day of July, 1985

Notary Public

My Commission Expires: 1-10-89

J 1:7 5.3.7.
IDENTIF. REFERENCE
Jul 1 3 19 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 1st day of July, 1985.

GRANTOR

Cason A. Dickinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public of said County and State, CASON A. DICKINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 1985.

Notary Public

My Commission Expires: 1-10-89

EXHIBIT A

Property Description

TRACT I:

LAND in Davidson County, Tennessee, being the easterly fifty feet of Lot 483, on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID part of Lot 483 fronts 50 feet on the northerly side of Westbrook Avenue and runs back between parallel lines 200 feet to an alley.

TRACT II:

LAND in Davidson County, Tennessee, being Lot 482 and the westerly 10 feet of Lot 483, in the Richland Realty Company's Division "C," of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Westbrook Avenue, 50 feet west of the common corner of Lots Nos. 483 and 484 in said Plan, as measured along the northerly boundary line of said Westbrook Avenue; running thence in a northerly direction in a line parallel with the dividing line between Lots 482 and 483, 200 feet to a point in the southerly boundary line of a 15 foot alley; running thence in a westerly direction in a straight line along the southerly margin of said alley 130 feet to a point at the intersection of Meadowbrook Avenue with said alley; thence in a southeasterly direction in a straight line with the easterly boundary line of Meadowbrook Avenue, 229 feet to a point at the beginning of a curve; running thence in a curved line 18 feet and 6 inches to the point of beginning, said description being taken from a survey made by W. B. Southgate, Suveyor, of Nashville, Tennessee, July 30, 1936.

BEING the same property conveyed to Grantor by Warranty Deed of Franklin Benjamin Couch, Jr., Charles Frederick Couch and John Warren Couch of record in Book 5611, page 939, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. 1985 real property taxes.

2. All restrictions and requirements of a six (6) unit residential PUD approved under Proposal Number 7-85-P of the Metropolitan Government of Nashville and Davidson County, Tennessee, and the Metropolitan Planning Commission.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6596 PAGE 349

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
			123500.00- CAPT.	
			321.10 CSTAX	
			.50 PRFEE	
			9.00 WDFEE	
			CHECK	330.60-
3744A07/01/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1753 7

IDENTIF. REFERENCE

Jul 1 3 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150045