THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Bet 35

ADDRESS NEW OWNER:
Ann P. Kaiser
(same)

SEND TAX BILLS TO:
ANN P. KAISER
1101 Belvedere Dr
Nashville, Tn 37204

MAP-PARCEL NUMBERS:
MAP 131-4
PARCEL 112
16DA-16428

WARRANTY DEED

BOOK 6824 PAGE 462

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gwendolyn Moore and Dorothy W. Moore hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ann P. Kaiser hereinafter called the Grantee, Grantee's 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 Lots Nos. 11 and 12 of Block 17 on the plan of College Park, of record in Book 843, page 29, Register's Office for said County.

SAID Lots Nos. 11 and 12 front together 100 feet on the southerly side of Belvedere Drive and extends back 156.7 feet on the westerly line and 154.11 feet on the easterly line, with the westerly margin of Clarrice Avenue (uncut) to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to Gwendolyn Moore and Dorothy W. Moore by deed from Richard H. Knight, Jr., and wife, Linda W. Knight, of record in Book 5840, page 823, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the matters contained in the easement for sanitary sewers and/or storm drainage of record in Book 3761, page 388, said Register's Office.

This instrument is executed on behalf of Dorothy W. Moore by Gwendolyn Moore as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 1101 Belvedere Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of April, 19 86.

Gwendolyn Moore
Gwendolyn Moore

Dorothy W. Moore
Dorothy W. Moore
BY: Gwendolyn Moore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of April, 1986, before me personally appeared Gwendolyn Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 113,000.00 .

Ann P Kaiser
Affiant

Subscribed and sworn to before me, this the 7th day of April, 1986.

My Commission Expires: 5-20-87

Judy A Dobbs
Notary Public

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 Gwendolyn Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Dorothy W. Moore as her Attorney in Fact as the free act and deed of the within named Dorothy W. Moore.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of April, 1986.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:
Gwendolyn Moore and
Dorothy W. Moore

to:
Ann P. Kaiser

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24828

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Gwendolyn Moore
Affiant Gwendolyn Moore

Sworn to and subscribed before me this 7th day of April, 19 86.

Christy Wilkins Lucy
Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS LUCY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CHECK

APR 9 8 39 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

39824

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

RECEIVED OF _____

FOR _____

BOOK 6824 PAGE 465

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

1.M3000.00- CAMT.
293.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 303.30-
1086A04/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89824

IDENTIFICATION REFERENCE

APR 9 8 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235217