DP2:BGRE00081 04/04/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

Box 18

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
E. Scott Mooney and Jiana Mooney 1223 16th Avenue, South Nashville, TN 37212	Same	104-8-227

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, BERTHA W. STALLING, single, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto E. SCOTT MOONEY, and wife JIANA MOONEY ("Grantee"), their heirs and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 110 feet of the easterly 155 feet of Lot No. 30 on the Map of the O. B. Hayes Plan of Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows according to a survey by Michael V. Holmes & Associates, Inc., dated November 15, 1985:

Beginning at an iron pin on the westerly margin of 16th Avenue South, formerly Belmont Avenue 276.0 feet from Horton Avenue; thence north 79°20'20" west a distance of 155.00 feet to an iron pin; thence North 09°27'00" east a distance of 110.00 feet to an iron pin; thence south 79°20'20" east a distance of 155.00 feet to an iron pin; thence south 09°27'00" west a distance of 110.00 feet to the point of beginning, and containing 0.391 acres more or less.

Being the same property conveyed to Bertha W. Stalling by deed from Nash B. Moates and wife Maxine S. Moates of record in Book 2910, page 175, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Taxes for the year 1986 a lien but not yet due and payable.

2. Easement for 12 inch private sewer along westerly line of premises, shown as sewer 61-A on plans in the office of the City Engineer of the City of Nashville of record in Book 2910, page 175, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs and assigns, forever. Grantor covenants with Grantees that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered. Grantor further covenants and binds

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herself, her heirs and representatives to warrant and forever defend the title to the said real property to Grantee, their heirs and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

Witness Grantor's hand this 15 day of April, 1986.

Bertha W. Stalling
Bertha W. Stalling

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Bertha W. Stalling, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand, at office, this 15 day of April, 1986.

Alice Faye Sullivan
Notary Public

ALICE FAYE SULLIVAN NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires:
6-17-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.00.

x Scott Mooney
Affiant

Sworn to and subscribed before me this 15 day of April, 1986.

Rebecca A. Gibbs
Notary Public

REBECCA A. GIBBS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
My Commission Expires July 9, 1989

APR 15 1 34 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

917.50

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

RECEIVED OF _____

FOR _____

BOOK 6829 PAGE 651

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

300000.00- CAMT.
780.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 786.50-
3047A04/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 7.5 0

IDENTIFICATION REFERENCE

APR 15 1 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237433