BOOK 7054 PAGE 164

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
JOHNNY MOORE and wife, SUSIE MOORE
571 Claridge Drive
Nashville, Tennessee 37214

SEND TAX BILLS:
Same

MORTGAGEE:
None

MAP AND PARCEL:
Map 108-1
Parcel 41
03DZ-75760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, BILLY M. GRAY and wife, ANN T. GRAY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHNNY MOORE and wife, SUSIE MOORE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 78 on the Plan of Larkwood Subdivision, as of record in Book 2900, page 144, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Billy M. Gray and wife, Ann T. Gray by deed from Ronald J. Driscoll and wife, Betty S. Driscoll dated June 20, 1979, as of record in Book 5453, page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as 571 Claridge Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3186, page 181, and in Book 3339, page 363, and in Book 4916, page 723, said Register's Office; and further subject to those facts, conditions and limitations shown on the Plat of record in Book 2900, page 144, said Register's Office, including a 30 foot minimum building setback line from Claridge Drive and along the southerly line, and a 10 foot easement for public utilities and drainage along the rear of the lot, and a utility anchor easement at the southwest corner of the lot, and overhang easements at the front and southerly lines of the lot. Taxes for the current year have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHNNY MOORE and wife, SUSIE MOORE, their heirs and assigns, forever; and we, BILLY M. GRAY and wife, ANN T. GRAY do covenant with the said Grantees 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 unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of November, 1986.

Billy M. Gray
BILLY M. GRAY

Ann T. Gray
ANN T. GRAY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BILLY M. GRAY and wife, ANN T. GRAY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of November, 1986.

Patricia M Lucas
NOTARY PUBLIC

PATRICIA M. LUCAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of November, 1986.

NOTARY PUBLIC
My Commission Expires: 4-2-89

JOANN T. CHUMLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FELIX E. McFARLAND REGISTER
WILSON COUNTY, TN
DEC 12 43 PM '86

IDENTIFICATION REFERENCE

67932

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

860[illegible].00- CO/CT.
238.00 CO TAX
.50 PRFEE
6.00 MOR[illegible]
CHECK 244.50-
1284A 12/01/86 3PL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67932

IDENTIFICATION REFERENCE

Dec 1 12 43 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17118