FROM: Regina Kay Moore etux
Don R. Moore

TO: James R. Kent

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main St., Suite 100
Franklin, Tennessee 37064

BOOK 7150 PAGE 711

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
James R. Kent	Same	172-14-6
2701 Berry Wood Dr.		6D-55077
Nashville Tn. 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **REGINA KAY MOORE**, has this day bargained and sold and does hereby transfer and convey unto **JAMES R. KENT**, his heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, TN, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Mt. Pisgah Heights Subdivision of record in Plat Book 5210, page 302, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Regina Kay Moore by Deed from Jonathon Lee and wife, Phyllis Lee of record in Book 7150, page 714, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, his heirs and assigns, forever.

AND I COVENANTS with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1987 taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties with the Grantees being responsible for the payment of 1987 taxes when they become due and payable..
2. Restrictive covenants contained in instrument of record in Book 5634, page 15, Register's Office of Davidson County, Tennessee.
3. The Plan of record in Book 5210, page 302, said Register's Office, shows an owner's certificate a minimum building setback line from Mt.Pisgah Court and a 10-foot easement for public utility and drainage purposes along the rear, easterly and 1/2 of the westerly lines of said lot.
4. Subject to notes and special provisions on plat.

5. Applicable building and zoning regulations.
6. Such state of facts as an accurate survey would disclose.
7. All existing highway, roadways, and utility easements.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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AND I, DON R. MOORE, DO HEREBY join in this conveyance for the purpose of conveying any and all martial rights or any other rights I may have in the above property due to my marriage to the Grantor or by any other means acquired.

WITNESS OUR HANDS on this 26 day of Feb., 1987.

9 8 4 1 9

IDENTIFICATION REFERENCE

FEB 27 [illegible] 1987

Regina Kay Moore
REGINA KAY MOORE

Don R. Moore
DON R. MOORE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Regina Kay Moore and husband, Don R. Moore, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 26 day of Feb., 1987.

Notary Public

My Commission Expires: 6/1/87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 19900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 26 day of February, 1987.

Notary Public

My Commission Expires: 6/1/87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7150 PAGE 750

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

[illegible] .00 [illegible]
5 .75 STAX
.50 PRFEE
6.00 [illegible]
CHECK 62.25

87 0402 2/27/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.4 1 9.

IDENTIFICATION REFERENCE

FEB 27 3 12 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50966