THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Mortgagee:	Map/Parcel Numbers:
Dennis Thelen, et ux. 5020 Clarksville Highway Whites Creek, TN 37179	Howard B. Moore 4643 Clarksville Highway Nashville, TN 37218	39 : Par 72

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Howard B. Moore and wife, Margie M. Moore,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Dennis Thelen and wife, Pamela K. Thelen

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Clarksville Highway at a point 16 feet northwest of the northwest corner of the property conveyed to Claude Burton and wife by deed from Howard B. Moore and wife, as of record in Book 2095, page 498, and by Deed of Correction of record in Book 2138, page 315, Register's Office for said County, said point also being at the northeast intersection of said highway and a 16 foot road, called Moore's Road; thence with the margin of said Highway, north 37 degrees west 119 feet to an iron pin; thence leaving said Highway, north 59 degrees east 349.5 feet to an iron pin; thence south 27 degrees 30' east 119 feet to an iron pin in the northerly margin of Moore's Road; thence with the margin of said Road, south 59 degrees 30' west 331 feet to the beginning.

Being the same property conveyed to Howard B. Moore and wife, Margie M. Moore by deed from Mabel Meadows of record in Book 4336, page 90, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (x) improved property at 5020 Clarksville Highway, Whites Creek, TN 37179

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we 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 assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders..

Witness our hands this 20th day of Aug., 1986.

Howard B. Moore
HOWARD B. MOORE

Margie M. Moore
MARGIE M. MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard B. Moore and Margie M. Moore the within named bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20TH day of Aug, 1986.

My Commission Expires: My Commission Expires APRIL 19, 1987
SWAIN'S HARDWARE

Nancy L. Swain
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00.

AFFIANT

Subscribed and sworn to before me this 20TH day of Aug, 19 86.

My Commission Expires:

My Commission Expires APRIL 19, 1987

Nancy L. Swain
NOTARY PUBLIC

4 U S 1 3

IDENTIFICATION

JUN 23 ... '87

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

RECEIVED OF _____

FOR _____

BOOK 7281 PAGE 95

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
			50.00 CAT.	
			140.00 CSTA	
			.50 PRFE	
			6.00 MBF	
			CHECK 196.50	
			4331A06/29/87 BNL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40013

IDENTIFICATION REFERENCE

JUN 29 [illegible] 87

[illegible]

No. 98520