Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 7412 PAGE 710

| ADDRESS NEW OWNER: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PAR. NO. |
|---|---|---|
| Taylor Hayden<br>PO Box 931<br>Goodlettsville, Tn. 37072 | | Map 26<br>Par. 3.01<br>GO-08460 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, LADYE D. MOORE, a widow, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said TAYLOR HAYDEN, hereinafter referred to as the "GRANTEE", his 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 10th Civil District of Davidson County, Tennessee, in the City of Goodlettsville, and more particularly described according to a survey by Charles R. Simmons, Surveyor, July 14, 1975, as follows:
BEGINNING at a iron pin on the East margin of Old Two Mile Pike and the south side of a temporary dirt road at their apex of intersection and on line with right-of-way of Frances Street, thence, with the South margin of Dirt Road N. 63 deg. 20' East 98.0 feet to a iron pin and a old fence post on the West right-of-way of the L & N Railroad, thence, with the West right-of-way of the L & N Railroad, South 15 deg. 35' East 867.9 feet to a iron pin and wood fence post in Railroad right-of-way; thence, with the right-of-way of Old Two Mile Pike, North 22 deg. West 859.1 feet to a iron pin near electric power pole on the East margin of Old Two Mile Pike the point of beginning, containing 0.949 more or less acres or 41225.2 square feet.
Being the same property conveyed to H. Roscoe Drake and Ladye D. Moore, by deed from E. Hudson Drake, a widower, of record in Book 4934, page 83, Register's Office, Davidson County, Tennessee. And H. Roscoe Drake died testate, a citizen and resident of Davidson County, Tennessee on November 29, 1976 and by the terms of his Last Will and Testament of record in Will Book 118, page 631, County Court Clerk's Office for Davidson County, Tennessee, Docket No. 63666, the said H. Roscoe Drake devised his interest in the property hereinabove described to Ladye Frances Moore, his daughter and only heir-at-law. Ladye Frances Moore is one and the same person as Ladye D. Moore. The decedents estate has been closed and all debts, taxes and costs of administration have been fully paid.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State, County and City of Goodlettsville taxes prorated between parties and paid in full, (2) Twenty foot easement for ingress & egress purposes from Two Mile Pike as specified in Book 2593, page 25 and Book 4247, page 39, said Register's Office, (3) Right of way granted to Metropolitan Government of Nashville & Davidson County in Book 4123, page 296, said Register's Office, if applicable and (4) Right of way granted to City of Goodlettsville of record in Book 4909, page 416, said Register's Office, if applicable.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 23 day of November, 1987.

Ladye D. Moore
LADYE D. MOORE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LADYE D. MOORE, a widow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23 day of November, 1987.

Gene M. Kelley
NOTARY PUBLIC

My Commission Expires: 3/4/88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me, this the 23 day of November, 1987.

NOTARY PUBLIC

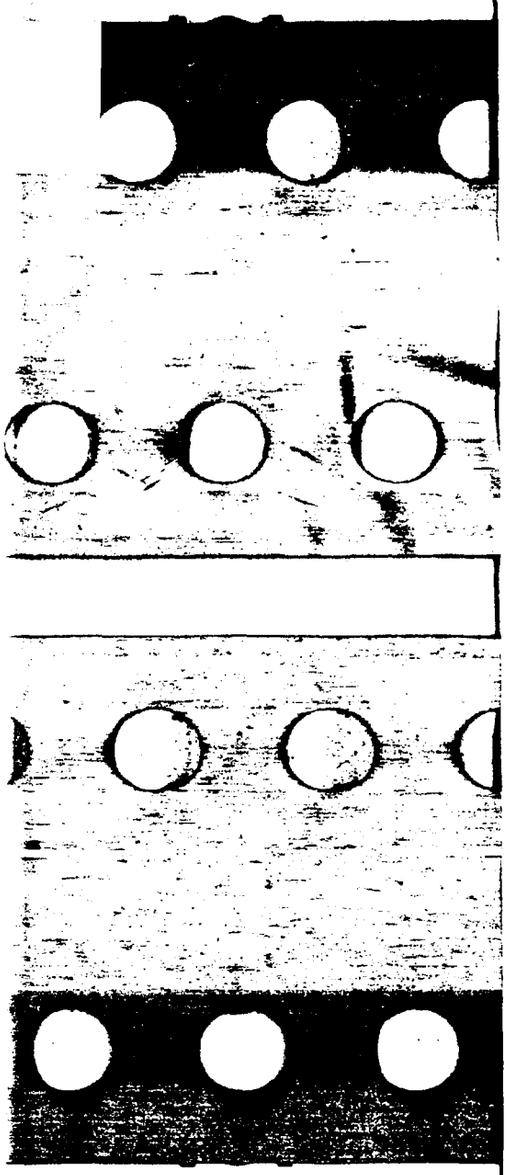
My Commission Expires: 3/4/88

85841

IDENTIFICATION REFERENCE

Nov 30 8 58 AM '87

DAVIDSON COUNTY, TN



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7412 PAGE 713

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

30000.00- CAMT.
84.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 93.50-
6444A11/30/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.8.4 I.

IDENTIFICATION REFERENCE

Nov 30 8 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39538