This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

FEE 38 MTP

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Address New Owner(s):
Mr. Jorge E. Moran
3609 Benhan Avenue
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map: 159-01
Parcel: 3.00
Field Book:

REG# 01424 0101 03CHECK 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HOUND'S RUN, LTD., a Tennessee limited partnership (the "Grantor"), has this day bargained and sold, and does thereby transfer and convey to JORGE E. MORAN and wife, JUDY E. MORAN, (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is a unimproved ~~Improved~~ property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 1989.

HOUND'S RUN, LTD.

By: DUKES & DUKES DEVELOPMENT CORPORATION, General Partner

By: _____

0076

IDENTIFICATION REFERENCE

JAN 11 3 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT IS BEING RERECORDED FOR THE PURPOSE OF SHOWING THIS PROPERTY AS UNIMPROVED.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Glenn G. Dukes, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Dukes & Dukes Development Corporation, a corporation, which corporation is the general partner of Hound's Run, Ltd., the within named bargainor, a limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the Dukes & Dukes Development Corporation as general partner on behalf of the limited partnership by himself as President.

Witness my hand, at office, this 11th day of January, 1989.

Jean Patterson
Notary Public

My Commission Expires:
11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $101,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of January, 1989.

Jean Patterson
Notary Public

My Commission Expires:
11-12-89

MJP0109891

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EXHIBIT "A"

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the property conveyed to Hound's Run, Ltd., by deed from Dukes & Dukes Development Corporation of record in Book 7196, page 215, Register's Office for Davidson County, Tennessee.

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EXHIBIT "B" RE-RECORD BOOK 7757 PAGE 283

TITLE EXCEPTIONS

1. All matters appearing on the Plan of Hound's Run, of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, Register's Office for Davidson County, Tennessee.

3. 1989 property taxes which have been prorated and assumed by Grantee.

RE-RECORD
0 3 5 4 5

JAN 24 12 03 PM '89

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