5521
551369-9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Steven G. Moran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429 NAME — ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: Steven G. Moran (NAME) 3165 Kinwood Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 3721 (CITY) (STATE) (P. O. ZIP)	SEND TAX BILLS TO: Fidelity Federal Savings & Loan (NAME) 401 Union Street (STREET ADDRESS) Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 150-09-143 02D-74364

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, G. M. Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Moran, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Cherry Hill, Section 12 of record in Book 6250, pages 174 & 175, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 74.83 feet on the southeasterly side of Kinwood Drive and runs back on the southwesterly lot line on a broken line which measures a total of 178.27 feet and runs back 184.58 feet on the northeasterly lot ine to a line in the rear which measures 73.68 feet thereon.

Being the same property conveyed to GM Builders, Inc. by deed from Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary as of record in Book 7321, page 855, said Register's Office.

This conveyance is subject to:
The Plan of record in Book 6250, page 175 & 175, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the southwesterly lot line a 2.5 X 25 foot anchor easement on the northwesterly and northerly corner of said lot, a right-of-way easement for Columbia Gulf Transmission Co., extending across said lot.
Restrictions contained in instrument of record in Book 6208, page 973, Re-recorded in Book 6441, page 878, Book 6436, page 642, and amended in Book 6502, page 152, said Register's Office. (See Reverse Side)

This is unimproved ( ) improved (X) property, known as 3165 Kinwood Drive, Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness his hand this 9th day of March, 19 89

G. M. Builders, Inc.

By:
Gary Jones, President

STATE OF TENNESSEE
Davidson County

BOOK 7790 PAGE 959

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Gary Jones

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the G. M. Builders, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tenn., this 9th day of March, 1989.

Commission Expires 1/23/93 _____ Notary Public

4720 03/10 0101 03CHECK 268.85

WARRANTY DEED

FROM
G. M. Builders, Inc.

TO
Steven G. Moran, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

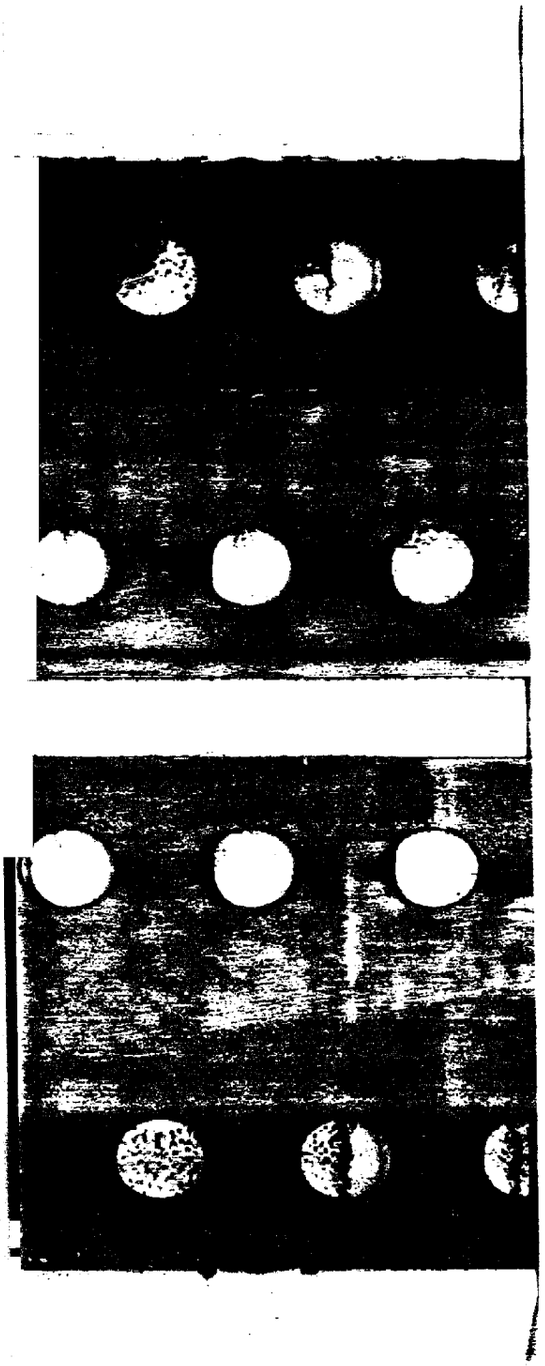
(Continuation)
Terms and provisions of an agreement dated October 21, 1971, by and between J.D. Owen. Jr., and wife, Marquerite M. Owen, The Arlington Co., Inc., Columbia Gulf Transmission Company and C.D. Rippy, Trustee, wherein an easement 140 feet in width was granted to Columbia Gulf Transmission Co. set out in instrument of record in Book 4550, page 876, said Register's Office and specific restrictions as to building, grading, etc., rights within the right-of-way.
State Tax Lien against G.M. Builders, Inc., dated June 13, 1988, of record in Book 7574, page 889, said Register's Office.

15600

IDENTIFICATION REFERENCE

Mar 10 2 39 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7790 PAGE 960

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

CAMT	79500.00
CON TX	262.35
PRFEE	0.50
WDEED	6.00
TOTAL	268.85
CHECK	268.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13:43 0001 4720

15600

IDENTIFICATION REFERENCE

Mar 10 2 39 PM '95

FELIX Z WILSON ET REGISTER
DAVIDSON COUNTY TN

No. 189262