SEP 26 3 01 PM '89
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
69207

This instrument was prepared by
Tyler Berry, III, Attorney
236 Public Square
Franklin, Tennessee

Send Tax Statement to:

Marvin W. Moore

Mail 112 Monte Leone Court
Antioch Tenn 37013

Map No. 149 - 01A
Parcel 23CO
Parcel 25CO
Parcel 26CO

Mortgagee: None.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of Sixteen Thousand Four Hundred ($16,400.00) Dollars, paid in cash, the receipt of which is hereby acknowledged.

We, Robert C. Lofton and wife, Betty Lofton, have bargained and sold, and do hereby transfer and convey unto Marvin W. Moore, his heirs and assigns, the following described tracts or parcels of land, lying, located and being in Davidson County, Tennessee, more particularly described as follows:

TRACT 1: Being Lot No. 23 on the Plan of Mullen Valley, Phase II, of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

TRACT II: Being Lot No. 25 on the Plan of Mullen Valley, Phase II, of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

TRACT III: Being Lot No. 26 on the Plan of Mullen Valley, Phase II, of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Robert C. Lofton and Betty Lofton by Substitute

Trustee's Deed from Rebecca R. Phillips, Trustee, of record in Book 7423, page 203, Register's Office for Davidson County, Tennessee.

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

We covenant with the said Marvin W. Moore, that we are lawfully seized of said land, have a good right to convey it, and that it is unencumbered, except as follows:

1. Taxes for the year 1989 are a lien against the property. These taxes have been pro rated and will be paid by the grantee when due.

2. Sanitary Sewer Easement of record in Book 7774, page 552, Register's Office for Davidson County, Tennessee (as to Lot 25) .

3. Declaration of covenants and Restrictions, By-Laws of Mullen Valley Homeowners Association, Master Deed, Information Brochure, additional Restrictive Covenants, Common Area Worksheets, all as made, provided and set out in an instrument of record in Book 6577, pages 17 through 65, both inclusive, as amended in Book 7311, page 333, Register's Office for Davidson County, Tennessee, specific reference to which is here made for each instrument.

4. Articles of Incorporation of Mullen Valley Homeowners Association, of record in Book 6583, pages 351 through 356, both inclusive, Register's Office for Davidson County, Tennessee, specific reference to which is here made.

5. Easement for public utilities, anchor easements and building setback lines and conditions of Owners Certificate, as shown on Plan of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee.

6. Any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said property to the said Marvin W. Moore, his heirs and assigns, against the lawful claims of all persons.

Witness our hands on this the 28th day of July, 1989.

Robert C. Lofton
ROBERT C. LOFTON

Betty Lofton
BETTY LOFTON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Janice P. Berry, a Notary Public in and for said County and State, the within named Robert C. Lofton and wife, Betty Lofton, the bargainors, with whom I am personally acquainted, and acknowleged that they executed the annexed instrument for the purposes therein contained.

Witness my hand and official seal, at this office, in Franklin, Tennessee, on this the 28th day of July, 1989.

Janice P. Berry
NOTARY PUBLIC

My commission expires: 9/28/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $16,400.00.

Marvin Moore
AFFIANT

3229 07/03/89 03CHECK 57.12

Sworn to and subscribed before me on this the 28th day of July, 1989.

NOTARY PUBLIC.

My commission expires:

July 23, 1992.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7946 PAGE 401

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	16400.00
CON TX	54.12
PRFEE	1.00
WDEED	12.00
TOTAL	67.12
CHECK	67.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/26/89 01 15:07 0001 8328

6 9 2 0 7

IDENTIFICATION REFERENCE

SEP 26 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252278