BOOK 8183 PAGE 58

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

New Owner	Send Tax Bills To	Map and Parcel No.
Brian E. Bacardi 2500 21st Ave S. Nashville, Tn 37212	Same	Map No. 92-11 Parcel No. 75

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-Two Thousand Dollars ($132,000.00), cash in hand paid by the hereinafter named grantee, the receipt of which is hereby acknowledged, MOORE/WOOTEN PROPERTIES, consisting of Ernest F. Moore, Jr. and Richard M. Wooten, hereinafter called grantor, has bargained and sold, and by these presents do transfer and convey unto BRIAN E. BACARDI, hereinafter called the grantee, his heirs and and assigns, the following described property located in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This property is conveyed subject to restrictive covenants of record in Book 6877, Page 121 and Book 3957, page 47, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as Charlotte Avenue, Nashville, Tennessee.

The subject property is non-residential property and has never been used as a residence by the grantor.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever; and grantor does covenant with the said grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and grantor does further covenant and bind it, its succesors and assigns, to warrant and forever defend the title to the said land to the said grantee, his 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 my hand this the 30 day of August, 1990.

MOORE/WOOTEN PROPERTIES

ERNEST F. MOORE, JR., Partner

RICHARD M. WOOTEN, Partner

by: _____
ERNEST F. MOORE, JR., Partner

5 2 6 2 2

IDENTIFICATION REFERENCE

AUG 27 3 58 PM '90

FEE $ 2.00 REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said State and County, personally appeared ERNEST F. MOORE with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1990.

Notary Public

My Commission Expires: 7/18/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of August, 1990, before me personally appeared ERNEST F. MOORE, JR., to me known to be the person who executed the foregoing instrument in behalf of RICHARD M. WOOTEN acknowledged that he executed the same as the free act and deed of said RICHARD M. WOOTEN.

Notary Public

My Commision Expires: 7/18/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

SWORN to and subscribed before me this 3rd day of August, 1990.

Notary Public

My Commission Expires: 7/18/92

EXHIBIT "A"

LOT 2

Land in Davidson County being lot number 2 of the resubdivision of Lots 13, 14 and 15 of Burlington Heights of record in plat book 7900, page 183 of the Register's Office of Davidson County. Said lot is described as beginning at an iron pin on the northerly margin of Charlotte Avenue, approximately 175 feet east of the centerline of 21st Avenue North and at the southwest corner of the land belonging to Land Uniforms and Religious Vestmen of record in book 6799, page 648; thence along the northerly margin of Charlotte Avenue S 74°03'00'' W, 60.00 feet to an iron pin; thence N 15°53'08'' W, 151.68 feet to an iron pin in the southerly margin of a 12 foot alley; thence N 74° 34'00'' E, 60.00 feet to an iron pin; thence along the westerly property line of the Land Uniform property S 15°53'08'' E, 151.14 feet to the beginning, containing 9,085 square feet.

Being part of the same property conveyed to Moore/Wooten Properties by deed of record in Book 7406, Page 804, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

3738 08/27 0101 03CHECK 445.60

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 132000.00
CON TX 435.60
PRFEE 1.00
WDEED 9.00
TOTAL 445.60
CHECK 445.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/27/90 01 15:03 0001 3738

5262.2

IDENTIFICATION REFERENCE

Aug 27 3 58 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 350125