WARRANTY DEED

BOOK 8248 PAGE 714

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W.E. EZELL, III	NEW OWNERS	Map 130-9
(NAME)	(NAME)	
415 Brookfield Avenue		Parcel 166
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. BM9490
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, EDWIN W. MOATS AND WIFE, VICTORIA M. MOATS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W.E. EZELL, III AND WIFE, LUCIANNE F. EZELL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Moats Subdivision, as of record in Plat Book 6250, page 782, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Edwin W. Moats and wife, Victoria M. Moats by deed from R. Walter Hale, III, Vianda Hale Hill and Nancy Hale Hoyt of record in Book 6609, Page 527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record in Plat Book 6250, page 782, said Register's Office.

7.66 7.89

IDENTIF. REFERENCE

DEC 4 9 09 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5854 12/04 0101 03CHECK 3076.00

This is improved (X) unimproved ( ) property, known as 415 Brookfield Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of November, 1990

Edwin W. Moats
EDWIN W. MOATS

Victoria M. Moats
VICTORIA M. MOATS

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN W. MOATS AND WIFE, VICTORIA M. MOATS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of November, 19 90.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 930,000.00

James C. Dale III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 1990.

MY COMMISSION EXPIRES: May 8, 1991
(AFFIX SEAL)

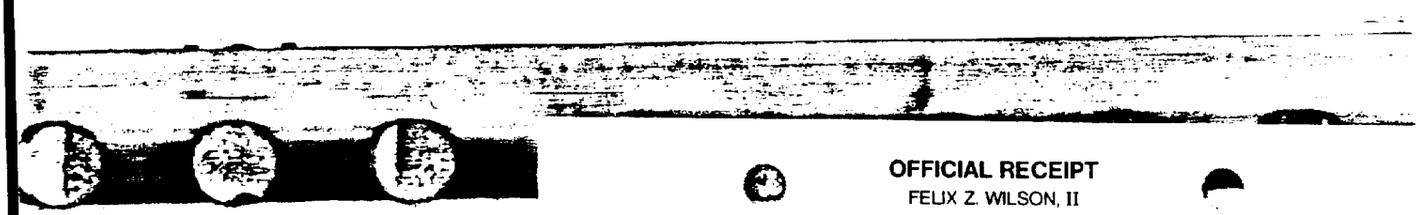
Notary Public

WARRANTY DEED

FROM EDWIN W. MOATS AND WIFE, VICTORIA M. MOATS

TO W.E. EZELL, III AND WIFE, LUCIANNE F. EZELL

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 930000.00
CON TX 3069.00
PRFEE 1.00
WDEED 6.00
TOTAL 3076.00
CHECK 3076.00

12/04/90 01 09:08 0001 5854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76789

IDENTIF. REFERENCE

DEC 4 9 09 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378326