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Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, #105
Nashville, TN 37238-0105
266271
Box 35

BOX 7

File 30309

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Ronald K. Hebert | Security Financial & Mortgage Corp. | Map 172-02 |
| (NAME) | (NAME) | |
| 5631 Myrtlewood Drive | 12444 Powerscourt Dr., Ste 140 | Parcel 57 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37211 | St. Louis, MO 63131 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

RODERICK W. MOORE AND WIFE, GLORIA C. MOORE

*have this day bargained and sold, and do hereby transfer and convey unto the said* RONALD K. HEBERT AND WIFE, Kathleen H. HEBERT

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office for said County.

Said Lot No. 30 fronts 110.86 feet on the southwesterly margin of Myrtlewood Drive and extends back 301.92 feet on the northwesterly line and 251.65 feet on the southeasterly line to a dead line in the rear, measuring 130.59 feet thereon.

Being the same property conveyed to Roderick W. Moore and wife, Gloria C. Moore by deed from James A. Ford and wife, Zoraida V. Ford, of record in Book 6092, page 949, Register's Office for Davidson County, Tennessee.

42837

IDENTIFICATION REFERENCE

SEP 3 12 15 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* $155,000.00 CSO

*Affiant*

*Subscribed and sworn to before me this the* 12th *day of* August *19* 92

*Notary Public*

*My commission expires:* 7/23/94

*(Affix Seal)*

*This is improved (X) property, known as* 5631 Myrtlewood Drive, Nashville, TN 37211
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for those matters shown on reverse hereof.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 1st *day of* June *19* 92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roderick W Moore
Roderick W. Moore

Gloria C. Moore
Gloria C. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* Gloria R. Ford, *a Notary Public in and for said County and State* Roderick W. Moore and wife, Gloria C. Moore

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

*Witness my hand and official seal at* Brentwood *Tennessee, this* 1st *day of* June, 1992

Gloria R Ford *Notary Public*

*My commission expires* 11-26-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

*Commission expires* _____

3408 09/03 0101 03CHECK 582.50

Encumberances:

1. Taxes for 1992: A lien, but not yet due or payable.

2. Restrictive Covenants contained in an instrument of record in Book 5801, page 814, as amended in Book 6007, page 776, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 5200, page 361, said Register's Office, which shows a designated building site, a 20-foot easement for public utility and drainage purposes along the rear portion of said lot, a 2.5 x25-feet utility anchor easement located on the southerly front corner of said lot and 10-foot easements for public utility and drainage purposes along the rear and northwesterly lines of said lot. Subject to notes 1 thru 5 and "special note" on said plan.

4. Sanitary Sewers and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6947, page 241, said Register's Office.

5. Sanitary Sewers and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7136, page 795, said Register's Office.

6. The survey of John B. Kohl, III, dated July 7, 1983, discloses that the concrete drive serving subject property encroaches on the sewage absorption area.

**WARRANTY DEED**

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

**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 TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CART
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 3.00
TOTAL 582.50
CHECK 582.50

09 03 92 01 12:15 0001 3408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42837

IDENTIFICATION REFERENCE

SEP 3 12 15 PM 92

DAVIDSON COUNTY, TN

**No.** 567089