Boy 23

BOOK 9401 PAGE 918

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL 701.00
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: RANDALL A. WALLER and wife,
CAROL E. WALLER ("GRANTORS")

TO: SAM Z. MOORE and wife,
PEGGY MOORE ("GRANTEES")

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP & PARCEL NO:**
Sam Z. Moore, et ux.	Sam Z. Moore, et ux.	
33 Northumberland	Nelson Place	130-12-A-5
Nashville, TN 37215	Nashville, TN 37214	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Randall A. Waller and wife, Carol E. Waller, have bargained and sold, and by these presents do transfer and convey unto Sam Z. Moore and wife, Peggy Moore, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Northumberland of record in Book 6250, pages 128 and 129, Register's Office for said County, and as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office.
>
> Being the same property conveyed to Randall A. Waller and wife, Carol E. Waller, by Special Warranty Deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 7144, page 609, said Register's Office.

The above description is identical to that contained in the prior deed of record on this property.

This is unimproved property known as 33 Northumberland, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for:

1. 1994 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEES before delinquent.

2. Water pipe line easements conveyed by deed from Guilford Dudley and wife, Anne Dallas Dudley, to Nashville Water Company, Inc., dated october 10, 1939, of record in Book 1108, page 379, said Register's Office

3. Easements conveyed by deed from Guilford Dudley and wife, Anne Dallas Dudley, to Nashville Suburban Utility District of Davidson County, Tennessee, dated November 24, 1941, of record in Book 1181, page 486, said Register's Office.

4. Transmission lines easement conveyed by deed from Guilford Dudley, Jr. and wife, Jane Anderson Dudley, to the City of Nashville acting by and through the Electric Power Board of the City of Nashville, dated August 31, 1954, of record in Book 2296, page 303, said Register's Office.

5. Water Main and Appurtenances easement and a 10' temporary construction easement conveyed by deed from Northumberland Development Company to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 31, 1984, of record in Book 6434, page 786, said Register's Office.

6. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Northumberland and the By-Laws appended thereto, of record in Book 6377, page 18, and re-recorded in Book 6545, page 799, said Register's Office.

7. All matters as shown on the Plat of Northumberland of record in Book 6250, pages 128 and 129, said Register's Office, as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office.

8. Sanitary sewer and storm drainage easement conveyed by deed of record in Book 6548, page 98, said Register's Office.

9. Ten foot easement along the rear line of said lot as reserved in the deed of record in Book 6978, page 662, said Register's Office.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands this 7th day of July, 1994.

RANDALL A. WALLER

Randall A. Waller

By: T. H. Bishop

T. H. BISHOP, Attorney-In-Fact

CAROL E. WALLER

Carol E. Waller

By: T. H. Bishop

T. H. BISHOP, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, T. H. Bishop, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, Warranty Deed, on behalf of Randall A. Waller and acknowledged that he executed the same as the free act and deed of said Randall A. Waller.

WITNESS my hand, at office, this 7th day of July, 1994.

Ruth Anne Carruthers
Notary Public

My Commission Expires: 1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, T. H. Bishop, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, Warranty Deed, on behalf of Carol E. Waller and acknowledged that he executed the same as the free act and deed of said Carol E. Waller.

WITNESS my hand, at office, this 7th day of July, 1994.

Ruth Anne Carruthers
Notary Public

My Commission Expires: 1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

AFFIANT

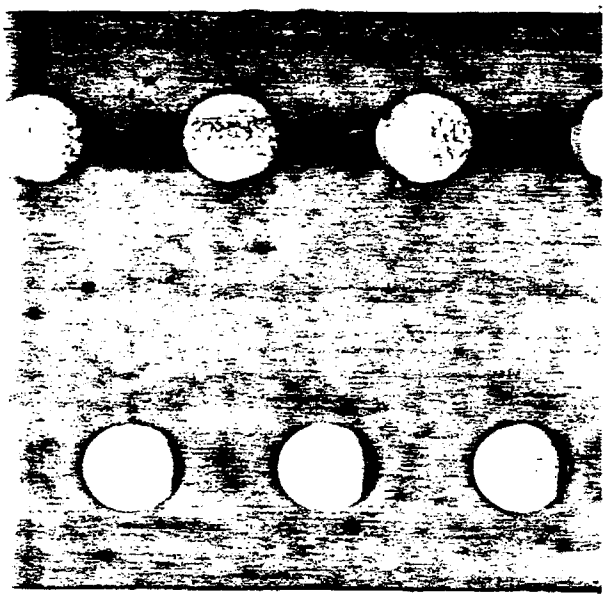
Subscribed and sworn to before me, this 7th day of July, 1994.

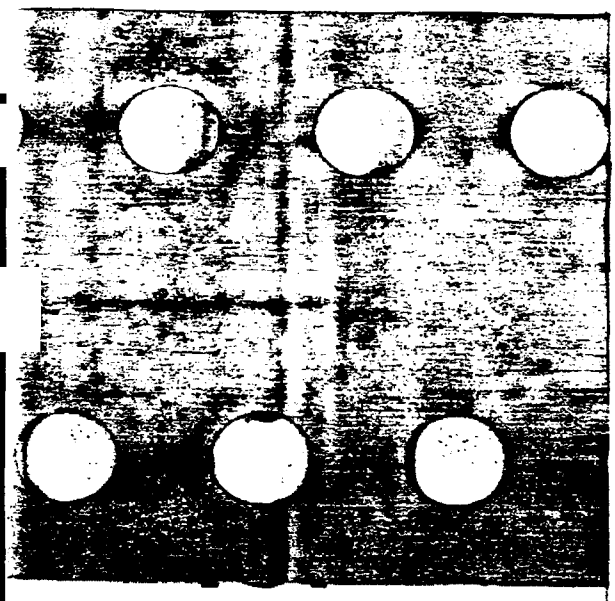
Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95

94 JUL -8 AM 9:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

69127
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9401 PAGE 921

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
			CAMT	
				240000.00
			CON TX	888.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	901.00
			CHECK	901.00
07/08/94	01		09:46 0001	4847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69127
IDENTIF. ↑ REFERENCE

94 JUL -8 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811481