30641

IDENTIF. & REFERENCE

BOOK 9586 PG 256

95 FEB -2 AM 10:25

DAVIDSON COUNTY REGISTER
REC'D. TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James Albert Moran	Norwest Mortgage, Inc.	MAP and PARCEL
Denise Langley Moran	Attn: Tax Dept.	
645 Highland View Court	P.O. Box 5137	75-11-12
Hermitage, TN 37076	Des Moines, IA 503065137	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, , Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald F. Gilmore and Teresa Lynn Gilmore, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James Albert Moran and Denise Langley Moran, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of Highlands of Tulip Grove Subdivision, Section 2, as of record in Plat Book 4675, Page 93, Register's Office for said County.

Being the same property conveyed to Donald F. Gilmore and wife, Teresa Lynn Gilmore, by deed from Richard E. Presley and wife, Angela T. Presley, of record in Book 8534, Page 905, Register's Office for Davidson County, Tennessee.

This is property with a common address of 645 Highland View Court, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4675, Page 93, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4880, Page 375, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $108,900.00

X James Albert Moran
Affiant

Subscribed and sworn before me this 26th day of January, 1995.

Lisa D Jarrell
Notary Public

My Commission Expires: 10-14-96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **January, 1995**.

Donald F. Gilmore

Teresa Lynn Gilmore

STATE OF TENNESSEE
COUNTY OF Davidson

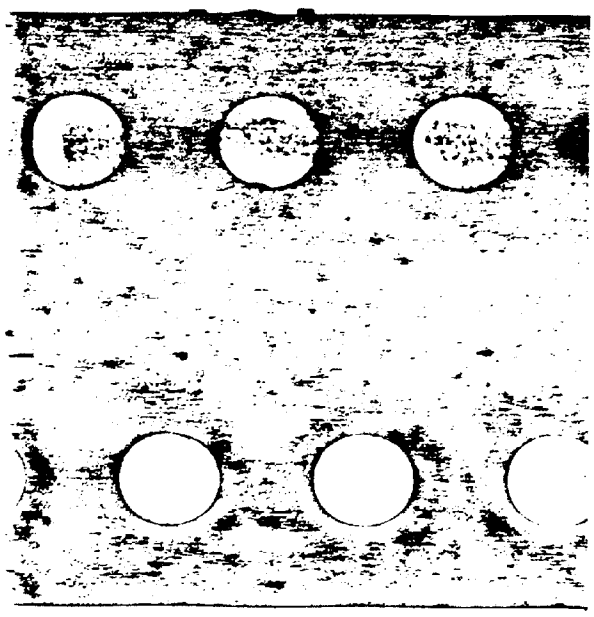
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Donald F. Gilmore and Teresa Lynn Gilmore, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

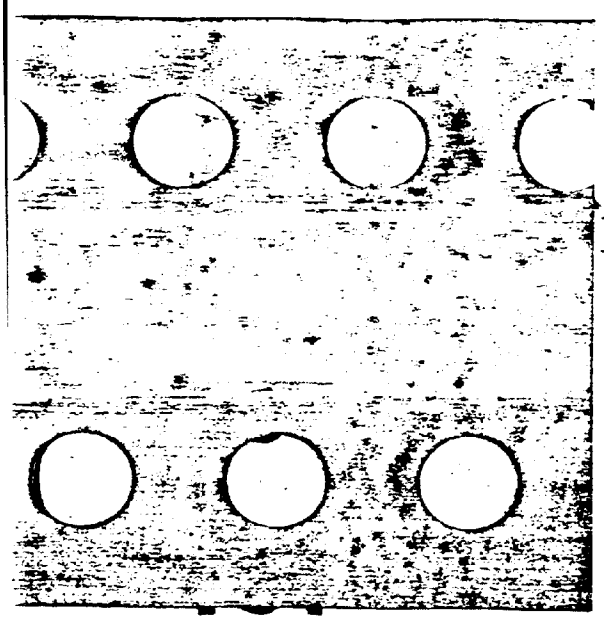
Witness my hand and official seal at **Nashville**,, Tennessee, this **26th** day of **January, 1995**.

Notary Public
My Commission Expires:

File No. 9501-028

411.93 [illegible]





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9588 PG 258

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
103900.00
CON TX 402.93
PRFEE 1.00
WDEED 8.00
TOTAL 411.93
CHECK 411.93
02/02/95 01 10:26 0001 7919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30641
IDENTIF. REFERENCE

95 FEB -2 AM 10: 25

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 877674