0106449

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36955
Dav. Co. File: Box 8

95 SEP 29 AM 10:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9810PG635

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy L. Bruxvoort Meg M. Fortney 2536 Devon Valley Drive Nashville, Tennessee 37221	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 142-16D-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marlin D. Moore, III and spouse, Sharon J. Moore,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy L. Bruxvoort and Meg M. Fortney, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 69 on the plan of Devon Valley, Phase I, of record in Book 7900, page 458, Register's Office for said County.

SAID Lot No. 69 fronts 53.00 feet on the southeasterly margin of Devon Valley Drive and extends back between parallel lines 100 feet to a dead line.

BEING the same property conveyed Marlin D. Moore, III and wife, Sharon J. Moore, by deed from Great Southern Homes of Tennessee, Inc., of record in Book 9501, page 204, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7517, Page 283, Book 7517, Page 367, Book 8120, Page 402, Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8180, Page 232, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416 and Book 9150, Page 182, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Marlin D. Moore, III and Sharon J. Moore by Suzanne Lewter as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2536 Devon Valley Drive, Nashville, Tennessee 37221

BOOK 9810 PG 636

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne Lewter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marlin D. Moore, III and Sharon J. Moore**, as Attorney-in-Fact, as the free act and deed of the said Principal.

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

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Marlin D. Moore, III and Sharon J. Moore

TO: Timothy L. Bruxvoort and Meg M. Fortney

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Suzanne Lewter, Affiant

Sworn to and subscribed before me this

26th day of September, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

BOOK 9810 PG 637

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 1995.

Marlin D. Moore III
Marlin D. Moore, III, By: Suzanne Lewter, Atty-In-Fact

Sharon J. Moore
Sharon J. Moore, By: Suzanne Lewter, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169000.00

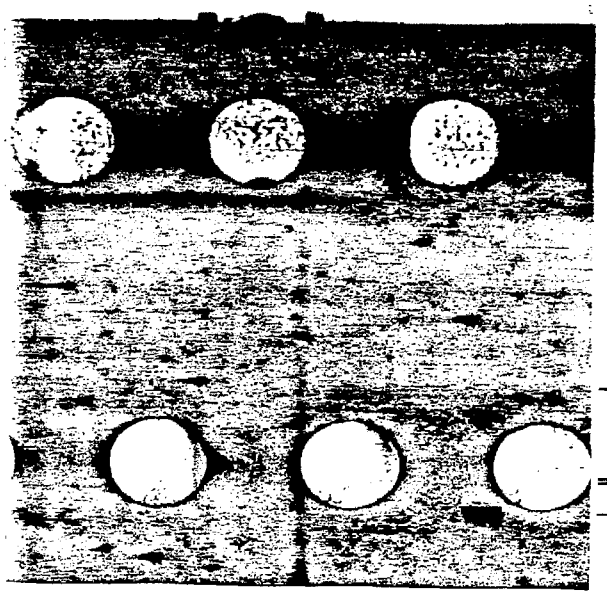
9/26/95
Affiant

Sworn and subscribed before me on the 26th day of September, 1995.

Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

0660 09/29 0101 03CHECK 638.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

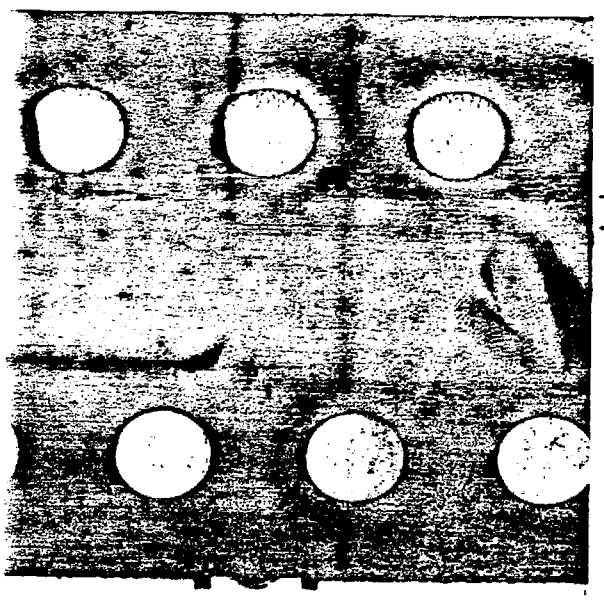
FOR _____ BOOK 9810 PG 638

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
169000.00
CON TX 625.30
PRFEE 1.00
WDEED 12.00
TOTAL 638.30
CHECK 638.30
09/29/95 01 10:58 0001 0660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0106449
IDENTIF. ↑ REFERENCE

95 SEP 29 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959462