26B

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Robert Moore<br>4019 Ames Drive<br>Nashville, TN 37218 | First American<br>National Bank<br>First American Center<br>Nashville, TN 37237-0209 | Map 059-100<br>Parcel 132.00 |
| This instrument prepared by: Robert J. Notestine III, Attorney<br>104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 | | |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Juanita D. Garvin now known as Juanita D. Garvin Ladd, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Robert Moore, unmarried (the "Grantee"), Grantees' heirs 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. 109 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, page 13, Register's Office for said County.**

**Said Lot No. 109 fronts 78.98 feet on the westerly side of Ames Drive and runs back between lines 154.54 feet on the northerly line and 106.33 feet on the southerly line to a broken line at the rear on which it measures 91.58 feet.**

**Being the same property conveyed to Edward L. Garvin and wife, Juanita D. Garvin by Warranty Deed from W. L. Bainbridge Company of record in Book 4276, page 131, Register's Office for Davidson County, Tennessee. Edward L. Garvin and Juanita D. Garvin have since divorced and title was vested in Juanita D. Garvin by Final Decree of Divorce of record in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 56231 on November 10, 1969.**

**Juanita D. Garvin and Juanita D. Garvin Ladd are one and the same person.**

**This description was the same as was used in the last deed of record.**

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4019 Ames Drive, Nashville, Tennessee 37218.

[STATE OF TENNESSEE) ]
[COUNTY OF DAVIDSON) ]
[ ]
[The actual consideration or value, whichever is greater for ]
[this transfer is $60,000.00. ]
[ ]
[ Affiant ]
[Subscribed and sworn to before me this ]
[29th day of December, 1995. ]
[ ]
[ Notary Public ]
[ My Commission Expires 1-24-98 ]
[ ]

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of December, 1995.

0136891
IDENTIF. & REFERENCE

95 JAN -2 AM 10:23
DIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

JUANITA D. GARVIN now known as
JUANITA D. GARVIN LADD

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

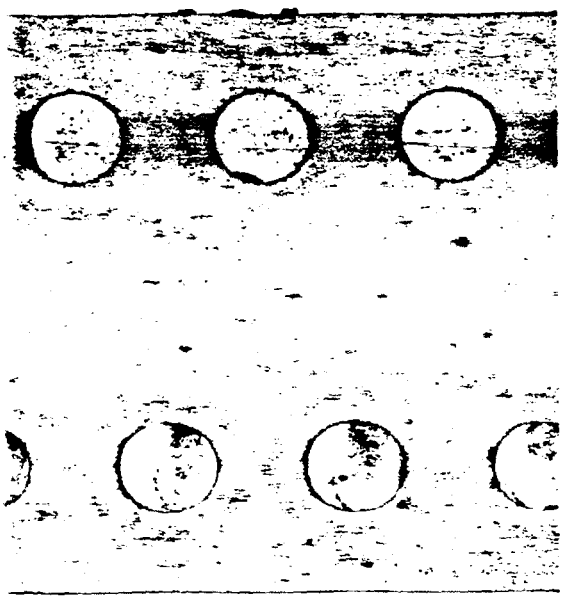
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita D. Garvin now known as Juanita D. Garvin Ladd, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

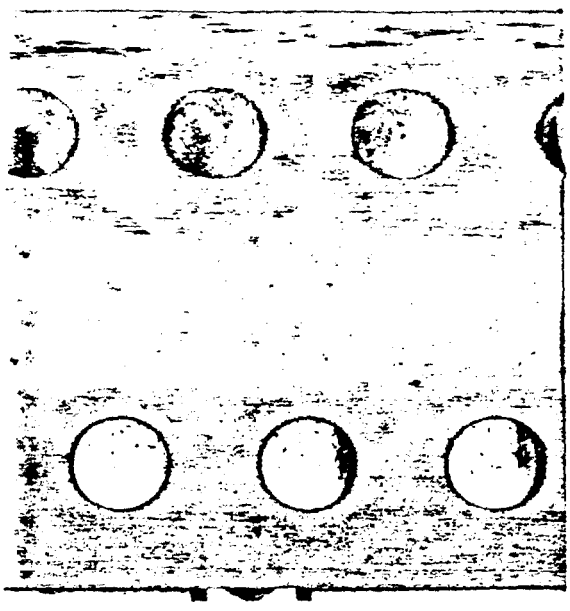
WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: Jan 24, 1998

355 01/02/95 001 03CHECK 231.00





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9901 PG 942

| | | |
|---|---|---|
| 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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

01/02/96 01 10:23 0001 3532

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0136891
IDENTIF. # REFERENCE

96 JAN -2 AM 10:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 991904