590

WARRANTY DEED

BOOK 9926 PG 288

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,800.00

Ronald S. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 96

Regina E. Walton
Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald S. Moore (NAME)	FT MORTGAGE COMPANIES (NAME)	MAP 57
5100 Bull Run Road (ADDRESS)	P.O. BOX 613136 (ADDRESS)	PARCEL 5
Ashland City, Tennessee 37015 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alice I. Pack, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald S. Moore, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated November 2, 1954, as follows:

BEGINNING at a point in the center of Bull Run Road, said point being the southwest corner as shown on the survey; thence north 34 degrees 45' west 145 feet to a railroad spike; thence north 54 degrees 58' east 918 feet to an iron pin; thence south 81 degrees east 150 feet to an iron pin; thence south 55 degrees west 1036 feet to the point of beginning, containing 2.8 acres, more or less.

Being the same property conveyed to Robert W. Pack and wife, Alice I. Pack, by deed from Percy C. Herrod and wife, Margaret L. Herrod of record in Deed Book 3029, Page 519, Register's Office for said County.

Robert W. Pack now deceased, leaving said Alice I. Pack, unmarried as sole Tenant by the entirety.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 5100 Bull Run Road, Ashland City, Tennessee 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 my hand this 18th day of January, 19 96

Alice I. Pack

Alice I. Pack

BOOK 9926 PG 289

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 Alice L. Pack, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of sausfactory 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 18th day of January, 19 96.

Commission expires November 28, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

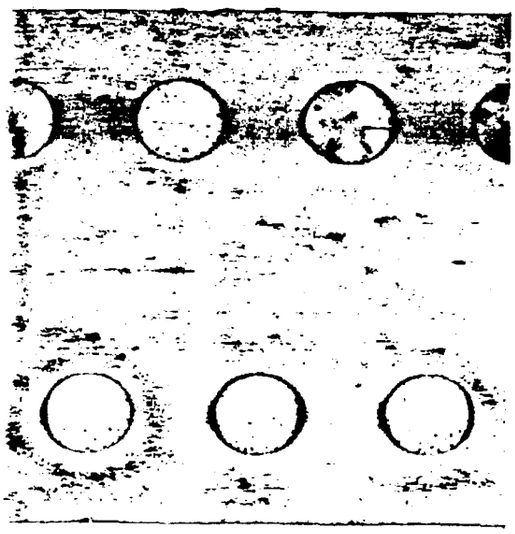
0143641

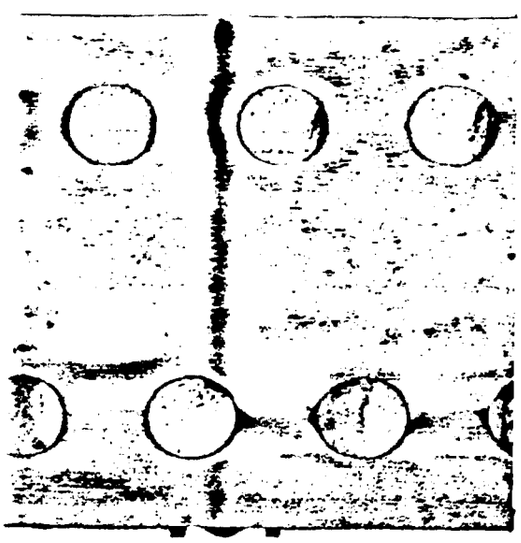
IDENTIF. → REFERENCE

96 JAN 24 PM 1:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0776 01/24 0101 03CHECK 282.80





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

RECEIVED OF _____

FOR _____

BOOK 9926 PG 290

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	74000.00
			CON TX	273.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	282.80
			CHECK	282.80
01/24/96	01		13:30 0001	0776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143641
IDENTIF. ◆ REFERENCE

96 JAN 24 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999047