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BOOK 9969 PG 200

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of February, 1996.

Notary Public

My Commission Expires

Address New Owner As Follows:
Michael J. Wall and
Sara G. Stephens-Wall
1550 Old Hickory Blvd.
Brentwood, TN 37027

Send Tax Bills To:
Southeastern Mortgage of TN
565 Harriott Drive, Ste. 250
Nashville, TN 37214

Map-Parcel Number:
158-00-052
FH 02530

03/03 0101 CHECK 1604.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL L. MOORE AND WIFE, CAROLYN A. MOORE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL J. WALL AND WIFE, SARA G. STEPHENS-WALL,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the center of Old Hickory Boulevard, at the southwest corner of the property conveyed to Herbert C. Sanborn and wife, by deed from Nashville Trust Company, Trustee, of record in Book 1133, page 555, Register's Office for Davidson County, Tennessee; thence with the center of Old Hickory Boulevard, North 85 deg. 30 min. West 414.8 feet to a stake in the center of Old Hickory Boulevard; thence North 2 deg. East 647.8 feet to a point; thence South 87 deg. 34 min. 32 sec. East 174.95 feet; thence South 44 deg. 30 min. East 175 feet; thence South 3 deg. 45 min. West 115 feet; thence South 87 deg. 30 min. East 42 feet; thence South 5 deg. 35 min. East 469 feet to the center of Old Hickory Boulevard, the point of beginning, containing 5.96 acres, more or less.

Being the same property conveyed to Michael L. Moore and wife, Carolyn A. Moore by deed from Robert C. Tracy and wife, Nancy Austin Tracy of record in Book 8687, page 583, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9127, page 128, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property known as 1550 Old Hickory Blvd., Brentwood, TN 37027.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 16 day of February, 1996.

Michael L. Moore

Carolyn A. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL L. MOORE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of February, 1996.

Notary Public

My Commission Expires: July 25, 1998

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STATE OF CALIFORNIA }
COUNTY OF Marin }

On 2-16-96, before me, Terry Coleman
a Notary Public in and for said State, personally appeared Carolyn A. Moore

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Terry Coleman

Terry Coleman
Comm #1054043
NOTARY PUBLIC CALIFORNIA
MARIN COUNTY
Comm Exp April 10, 1999

(This area for official notarial seal)

96 MAR -5 PM 2:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0156997

Title of Document	Warranty Deed
Date of Document	2-16-96
No. of Pages	3
Other signatures not acknowledged	Michael L. Moore



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

RECEIVED OF _____

FOR _____

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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	
				430000.00
			CON TX	1591.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1604.00
			CHECK	1604.00
03/05/96	01		14:34 0001	5048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156997
IDENTIF. # REFERENCE

96 MAR -5 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013164