570

WARRANTY DEED

BOOK 9981 PG 983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 96

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
Dana A. Moore (NAME)	DANA A. MOORE (NAME)	MAP 147-7
4416 Bass Avenue (ADDRESS)	4515 Nolensville Rd. (ADDRESS)	PARCEL 107
Nashville, TN 37211 (CITY) (STATE) (ZIP)	NASHville, TN. 37211 (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, Evelyn T. Buchanan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana A. Moore

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of land in the 8th Civil District of Davidson County, Tennessee, being 106 feet north and south east side, 101 feet north south west side, 64 feet east and west south end, 48 feet east and west with end as staked of as part of land bounded on the north by the Kennard land and on the south by the Cunningham land; it being part of the same land conveyed to Martha Robinson by Sam Hartman see Book No. 315, Page 94, R.O.D.C. Tennessee and being the same property conveyed to Fred Malone by deed recorded in Book 533, Page 368, Register's Office Davidson County, Tennessee.

This being the same legal description as used in the previous conveyance.

Being the same property conveyed to Evelyn T. Buchanan, unmarried by deed from Andra Petway, individually and as Executor of the Estate of Mary Malone, Dec eased, John Whitlow and Effie Hill of record in Deed Book 6201, Page 158, Register's Office for said County. Said Warranty Deed being re-recorded simultaneously herewith to correct the legal description.

This conveyance is subject to any and all zoning regulations, building

CONTINUED

unimproved ( )
This is improved (X) property, known as 4416 Bass Avenue, Nashville, TN 37211
(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 15th day of March, 19 96

Evelyn T. Buchanan

Evelyn T. Buchanan

BOOK 9981 PG 984

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 Evelyn T. Buchanan, unmarried

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 15th day of March, 19 96

Commission expires November 28, 1998

Regina E. Coppleton
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

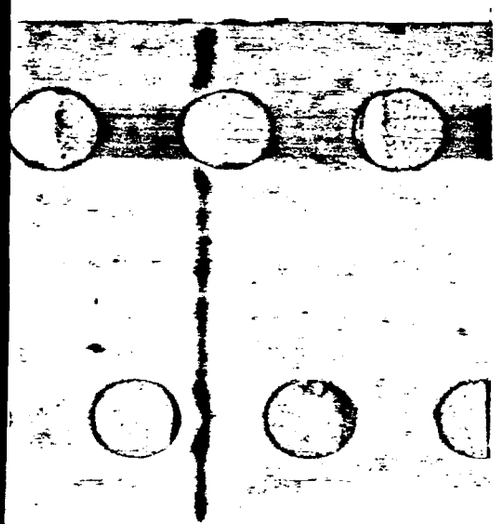
LEGAL DESCRIPTION CONTINUED

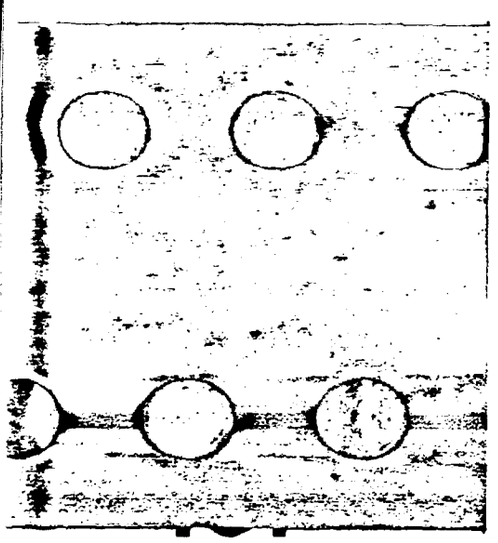
restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0161048
IDENTIF. & REFERENCE

96 MAR 18 PM 1:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9440 03/18 0101 03CHECK 120.00





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

RECEIVED OF _____

FOR _____

BOOK 9981 PG 985

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

03/19/96 01 13:58 0001 9440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161048
IDENTIF. ↑ REFERENCE

96 MAR 18 PM 1:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017496