File Box 51-A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1111

WARRANTY DEED

BOOK 10117 PG 26

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 **John A. Bridenstine,** and wife **Ann M. Bridenstine**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Moore, , Unmarried**, 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. 42 on the Plan of Neil Hunt Subdivision, of record in Book 974, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 75.15 feet on the northerly margin of Temple Avenue and extends back 225 feet on the easterly line and 225 feet on the westerly line to a dead line in the rear measuring 75.15 feet thereon.

Being the same property conveyed to John A. Bridenstine and wife Ann M. Bridenstine by deed of record in Book 7200, Page 978, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0202150
IDENTIF. & REFERENCE
96 JUL 10 PM 2:40

This is improved property, known as: 1704 Temple Avenue, Nashville, TN 37215

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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 THE EXECUTION HEREOF this 3rd day of July, 1996

John A. Bridenstine
John A. Bridenstine

Ann M. Bridenstine
Ann M. Bridenstine

State of Tennessee)
County of Davidson)

On this the 3rd day of July, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **John A. Bridenstine and Ann M. Bridenstine**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$184,500.00**.

Affiant

Sworn and subscribed before me on this the 3rd day of July, 1996.

Notary Public

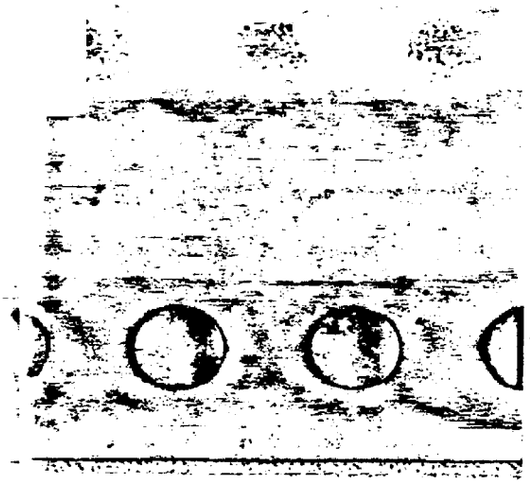
My Commission Expires: 11-22-97

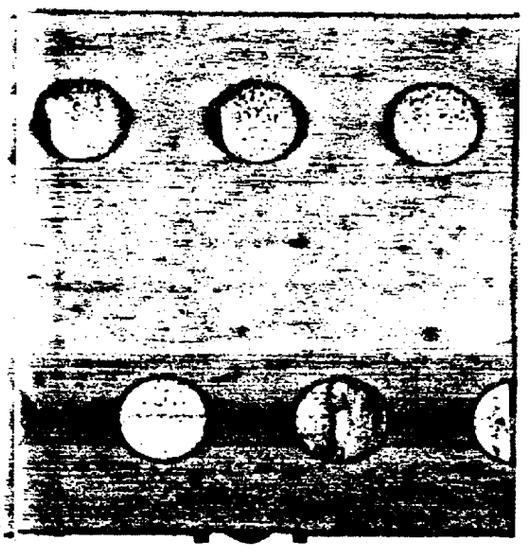
NEW OWNER:
John R. Moore
1704 Temple Road
Nashville, TN

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
131-3-186

STATE OF TENNESSEE
$369.00
DEED TAX
$74.55





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

RECEIVED OF _____

FOR _____

BOOK 10117 PG 28

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	
	134500.00
CON TX	682.65
PRFEE	1.00
WDEED	8.00
TOTAL	691.65
CHECK	691.65

07/10/96 01 14:49 0001 3645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202150
IDENTIF. ↑ REFERENCE

96 JUL 10 PM 2:40

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 1061348