FILE BOX 45

WARRANTY DEED

BOOK 10239 PG 119

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Michael P Avella
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF October 19 96

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/2/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Avella	Security Financial and Mortgage	MAP 86-7
(NAME)	(NAME)	
1260 Jacksons Hill Road	12444 Powerscourt Dr., Suite 140	PARCEL 105
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	St. Louis, MO 63131	
(CITY) (STATE) (ZIP)	(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, David Gerald Moore and wife, Daffie Gayle Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Avella and wife, Robyn G. Avella

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:

BEING Lot No. 88, on the plan of Jackson's Retreat, Phase II, of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 88 fronts 68.38 feet on the northerly margin of Jackson's Hill Road and extends back 147.58 feet on the westerly line and 141.40 feet on the easterly line to a dead line in the rear measuring 60.66 feet thereon.

BEING the same property conveyed to David Gerald Moore and wife, Daffie Gayle Moore by deed from Randall Phillips Builders, Inc., of record in Book 6402, Page 797, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6176, Page 939 and Book 6806, Page 256, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 5745, Page 294, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1260 Jacksons Hill Road, Hermitage, TN 37076
(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 our hand s this 25th day of October 19 96

David Gerald Moore

Daffie Gayle Moore

BOOK 10239 PG 120

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 David Gerald Moore and wife, Daffie Gayle Moore

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 1996.

Commission expires 5-30-97

PATRICIA NICHOLLS
NOTARY PUBLIC
TENNESSEE

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

0240724
IDENTIFICATION REFERENCE

96 OCT 20 PM 2:18

[illegible]
DAVIDSON COUNTY, TN.

AMT 13.75 3.01 03CHECK 353.10

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10239 PG 121

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
			CHRT	93000.00
			CON TX	344.10
			PRFEE	1.00
			MBEED	8.00
			TOTAL	353.10
			CHECK	353.10
		10/28/96	01 14:19 0001	4983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240724

IDENTIF. ↑ REFERENCE

96 OCT 28 PM 2:18

REGISTER

DAVIDSON COUNTY, TENN.

No 1081944

No