0248379

IDENTIF. & REFERENCE

BOOK 10265 PG 193

MAIL ENV.

95 NOV 20 PM 1:53

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, Tn 37201
(615) 259-9222

WARRANTY DEED

From Information Provided
By The Parties.

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Donna G. Moore 3716 Bear Hollow Road Joelton TN 37080	Donna G. Moore 3716 Bear Hollow Road Joelton TN 37080	Map 22 Parcel 218 and 188

FOR AND IN CONSIDERATION of the sum of Thirty-Six Thousand Three Hundred Dollars ($36,300.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara Wade and Barbara Wade, Executrix of the Estate of David R. Wade, III ("Grantors"), has bargained and sold and by these presents does transfer and convey unto Donna G. Moore, Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land shown on property map 22, Assessor's Office, located in Davidson County, Tennessee, bounded in general by a 50 ft. Ingress-egress easement and Patricia George on the southeast, Jack Jolie on the west, Ellis Jakes on the north, and a 5.00 acre James Caldwell/Barbara Wade tract on the northeast, and lying off the north side of Bear Hollow Road, more particularly described as follows:

Beginning at an iron pin set on the north side of a 50 ft. Ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, said pin being located in the east line of Jack Jolie (Ref. Deed Book 7049, page 241, R.O.D.C.); thence leaving the easement and with Jolie's east line, N 03 deg. 50 min. 04 sec. E 478.87 ft. To an iron pin set in Ellis Jakes' south line (Ref. Deed Book 4652, page 25, R.O.D.C.); thence leaving Jolie and with Jakes' south line, S 87 deg. 26 min. 16 sec. E 468.06 ft. to an existing iron pin near the head of a hollow, said pin being Jakes' southeast corner; thence leaving Jakes and with a new line, S 36 deg. 49 min. 34 sec. E, passing a witness iron pin set at 191.81 ft., in all 216.58 ft. to an iron spike set in the center of the aforementioned 50 ft. ingress-egress easement, said spike also being located in the northwest line of Patricia George (Ref. Deed Book 9533, Page 625, R.O.D.C.); thence with George and the center of the easement and for the following 5 calls:

S 34 deg. 11 min. 40 sec. W 96.01 ft. to an iron spike set; S 67 deg. 39 min. 30 sec. W 196.93 ft. to an iron spike set; S 62 deg. 06 min. 35 sec. W 140.72 ft. to an iron spike set; S 64 deg. 02 min. 17 sec. W 207.72 ft. to an iron spike set; and S 87 deg. 57 min. 15 sec. W 84.29 ft. to an iron spike set, said spike being located in the east line of Jolie; thence leaving George and the road, and with Holie's east line, N 03 deg. 50 min. 04 sec. E 30.60 ft. to the point of beginning, containing 5.0 acres, more or less, and being all of Deed Book 9450, Page 123, and part of Deed Book 9077, Page 412, Register's Office,

according to a survey dated 9/6/95 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklinb, Tennessee 37064.

Included with the above-described tract is a non-exclusive 50 ft. ingress-egress easement running northeasterly from the north side of Bear Hollow Road, between tracts 11 and 12, crossing tracts 12, 13, 14, and 15, and running between tracts 16 and 17, to serve this 5.00 acre tract, as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985.

The above-described tract is also subject to said non-exclusive 50 ft. ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, between tracts 11 and 12, crosses tracts 12, 13, 14, and 15, runs between tracts 16 and 17, to serve tract 16-B, tract 23, Herman Duffie, tracts 29, 31, 28-B, and 27 as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985 and revised December 21, 1988.

Being part of the same property conveyed to Barbara Wade (a single woman) by Deed of record in Book 9450, page 123, Register's Office for Davidson County, Tennessee, and by deed from James I. Caldwell III of record in Book 10076, page 647, Register's Office for Davidson County, Tennessee.

Possession upon delivery of the deed. Property taxes for 1995 and 1996 are to be paid by Grantee.

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, her heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed herein. And I do further covenant and bind myself, my heirs, and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 19th day of November, 1996.

Barbara Wade
BARBARA WADE

THE ESTATE OF DAVID R. WADE III

By: Barbara Wade
BARBARA WADE, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,300.00.

Donna L Moore
AFFIANT

Sworn to and subscribed before me
this 19th day of November, 1996.

Notary Public

My Commission Expires: 9-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara Wade, Executrix of the Estate of David R. Wade III, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of the Estate of David R. Wade III, the within named bargainor, and that she as such Executrix, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Executrix of the Estate of David R. Wade III.

Witness my hand and official seal at the office in said aforementioned state and county on this the 19th day of November, 1996.

Notary Public

My Commission Expires: 9-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

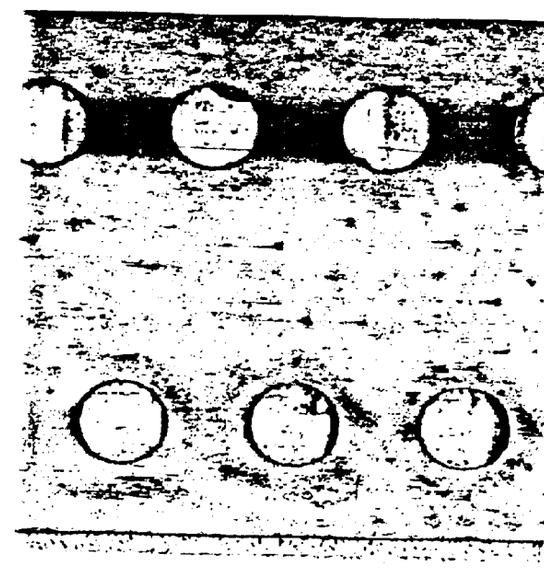
Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara Wade, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

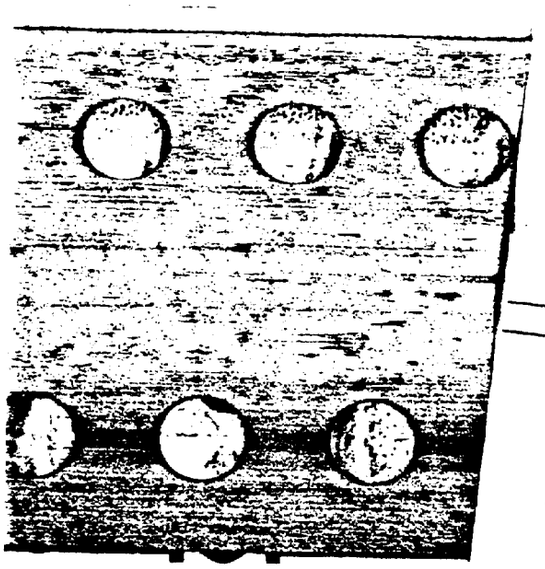
Witness my hand and official seal at the office in said aforementioned state and county on this the 19th day of November, 1996.

Notary Public

My Commission Expires: 9-28-2000

7411 11/19/1996 01:01 03CHECK 147.31





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

RECEIVED OF _____

FOR _____

BOOK 10265 PG 196

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	36300.00
			CON TX	134.31
			PRFEE	1.00
			WDEED	12.00
			TOTAL	147.31
11/20/96	01		CHECK	147.31
			13:55 0001	7411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248379
IDENTIF. & REFERENCE

96 NOV 20 PM 1:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1090121