0255540 2

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 DEC 13 AM 10: 12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38441
Dav. Co. File: Box 8

BOOK 10289 PG 677

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas William Moore Tonya Rene Moore 6214 Laredo Avenue Nashville, Tennessee 37209	**Chase Manhattan Mortgage Corporation** **P.O. Box 4025** **Monroe, LA 71211-4025**

TAX MAP-PARCEL NUMBERS: 91-05-28

WARRANTY DEED

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 **David B. York, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas William Moore and spouse, Tonya Rene Moore,** 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. 15 on the Plan of Moss Wood Subdivision of record in Plat Book 2663, Page 102, Register's Office for said County.

SAID Lot No. 15 fronts 60 feet on the northwesterly margin of Laredo Avenue and extends back between parallel lines 130 feet to a dead line in the rear.

BEING the same property conveyed to David B. York, unmarried by deed from Rita Jane Hurst, unmarried of record in Book 731, Page 660, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company in the original amount of $50,250.00 of record in Book 7311, page 663 and assigned to Chemical Mortgage Company of record in Book 7314, page 327, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 6214 Laredo Avenue, Nashville, Tennessee 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 10th day of December, 1996.

David B. York

David B. York

State of Tennessee
County of Davidson

On this 10th day of December, 1996, before me the undersigned authority, personally appeared **David B. York**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$61000.00~~ $60,479.78 T.M.

Joyce Rene Moore

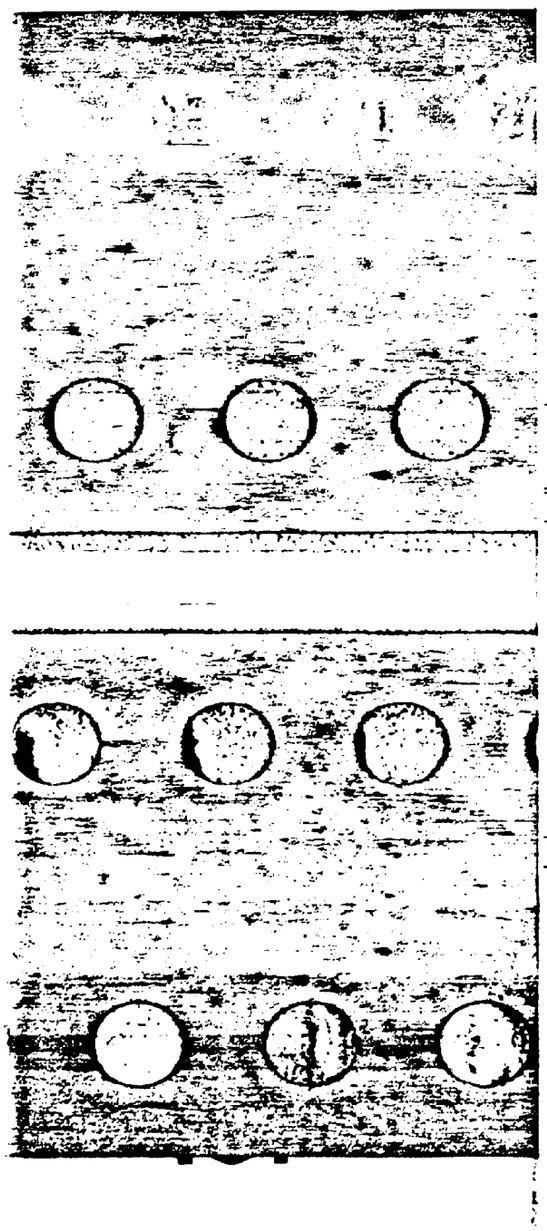
Affiant

Sworn and subscribed before me on the 10th day of December, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

5330 12/13 0101 03CHECK 232.78



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10289 PG 679

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	60479.78
CON TX	223.78
PRFEE	1.00
WDEED	8.00
TOTAL	232.78
CHECK	232.78

12/13/96 01 10:13 0001 5330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255540
IDENTIF. ↑ REFERENCE

96 DEC 13 AM 10: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1097951