Name & Address New Owner:
DANA A. MOORE
P. O. Box 1434
Antioch, TN 37013-1434

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 52-1
Parcel 290

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, AUBREY HIAM,** the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto **DANA A. MOORE,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered. This conveyance is made subject to the Plan of Madison Park Subdivision of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee, for any notes, easements and/or setback lines as may affect subject property.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

DENISE HIAM, SPOUSE OF AUBREY HIAM, GRANTOR HEREIN, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN AND TO SUBJECT PROPERTY.

Witness ~~my~~ our hands this the 11th day of December, 1996.

Aubrey Hiam

Denise Hiam

(1)

96 DEC 31 PM 12:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0260295

STATE TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid personally appeared Aubrey Hiam,* the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

*and wife, Denise Hiam

Witness my hand and seal, at office in Madison, Tennessee, this the 11th day of December, 1996.

Commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $57,300.00.

Deana O. Moore
Affiant

Sworn to and subscribed before me
this the 11th day of December, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

mail

EXHIBIT "A"

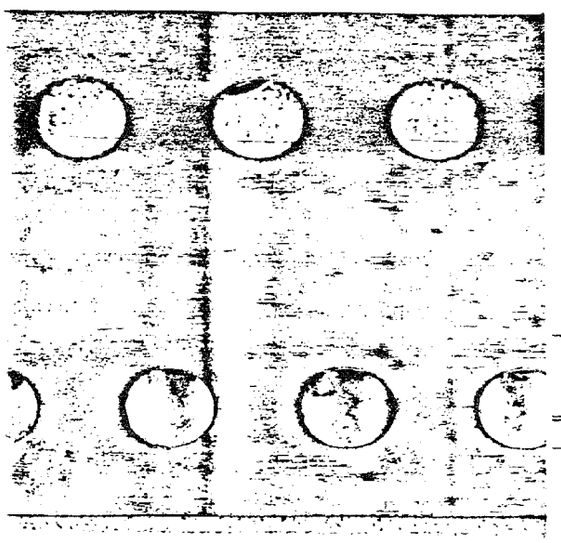
LAND in Davidson County, Tennessee, being Part of Lot No. 14 on the plan of Madison Park Subdivision in Davidson County, Tennessee, as of record in Book 421, Page 184, Register's Office for said County, described according to a survey made by Clyde D. Anderson as follows:

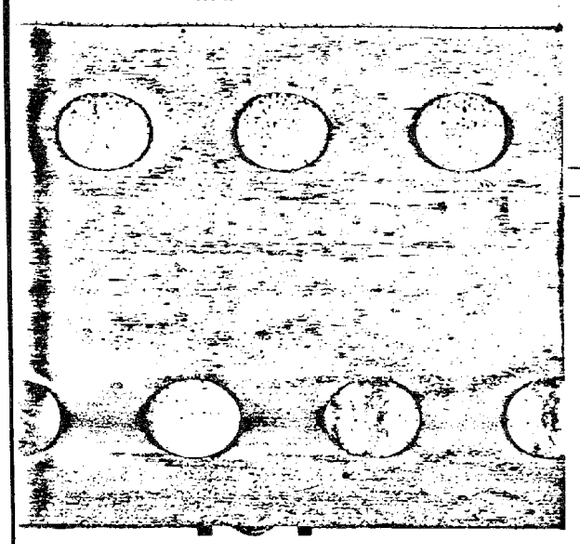
BEGINNING at a point 210 feet south of Neely's Bend Road in the east margin of Lot No. 14 on the plan of Madison Park Subdivision as recorded in Book 421, Page 184 Register's Office for said County, this also being the west margin of Idlewild Drive; (referred to as Lanier Drive by mistake in former deed); thence with Idlewild Drive (referred to as Lanier Drive by mistake in former deed), south 1 deg. 15' west 65 feet; thence north 88 deg. 45' west 200 feet to a point in the east margin of Lot No. 15; thence north 1 deg. 15' east 65 feet; thence south 88 deg. 45' east 200 feet to the point of beginning.

BEING the same property conveyed to Aubrey Hiam by Warranty Deed from Maxine W. Wilson, Beneficiary under the Will of and Executrix of the Estate of Carlene Ward Baggett and Henry Baggett, surviving spouse of Carlene Ward Baggett, of record in Book 10286, Page 24, Register's Office for Davidson County, Tennessee and being the same property conveyed to Aubrey Hiam by Instrument For Correction of Warranty Deed which instrument is being recorded simultaneously herewith.

THIS IS IMPROVED PROPERTY KNOWN AS 700 IDLEWILD DRIVE, MADISON, TN 37115.

0710 12/31 0101 03CHECK 225.01





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

RECEIVED OF _____

FOR _____

BOOK 10305 PG 943

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	~~57500.00~~
			CON TX	212.01
			PRFEE	1.00
			WDEED	12.00
			TOTAL	225.01
			CHECK	225.01
12/31/96	01		12:36 0001	0718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260295
IDENTIF. # REFERENCE

96 DEC 31 PM 12: 34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1103270