BOOK 10948 PAGE 921

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF May, 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE ALAN D. MAZER

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROY CALHOUN FULLER | NORTH AMERICAN MORTGAGE COMPANY | 91-16-68 |
| (NAME) | (NAME) | |
| 4400 ELKINS AVENUE | 3883 AIRWAY DRIVE | 12W-00465 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37209 | SANTA ROSA, CA 95403 | |
| (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, MATT MOORE AND WIFE, GAIL MOORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY CALHOUN FULLER AND WIFE, LAUREN A. BUFFERD

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:

LAND in DAVIDSON County, Tennessee, being Lot Nos. 301, 303, and easterly 41 feet of Lot No. 305, of Block 13, on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, of record in Book 57, page 103, Register's Office for DAVIDSON County, Tennessee.

SAID Lot Nos. 301, 303, and part of Lot No. 305 front 141 feet on the northerly margin of ELKINS AVENUE and extends back 150 feet on the westerly line and 150 feet on the easterly line with the westerly margin of 44th Avenue North, to a dead line measuring 141 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM is a portion of the property conveyed to PARK AVENUE BAPTIST CHURCH, a Tennessee Corporation, by deed from C. E. Francis and wife, Frannie J. Francis, of record in Book 4533, page 990, said Register's Office.

BEING the northerly 50 feet of Lot Nos. 301 and 303 and the northerly 50 feet of the easterly 41 feet of Lot No. 305, of Block 13, on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, of record in Book 57, page 103, Register's Office for said County.

BEING the same property conveyed to MATT MOORE AND WIFE, GAIL MOORE, by deed

*** CONTINUED ***

unimproved ( )
This is improved ( X ) property, known as 4400 ELKINS AVENUE, NASHVILLE, TN 37209
(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 21st day of May 19 98

MATT MOORE
By: Matt Moore by Gail Moore
GAIL MOORE, ATTORNEY-IN-FACT

Gail Moore
GAIL MOORE

98 MAY 28 PM 12:09
ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0442926

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 GAIL MOORE

the 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. Witness my hand and official seal at NASHVILLE, Tennessee, this 21st day of May, 19 98.

Commission expires ____

Notary Public

*** LEGAL DESCRIPTION CONTINUATION

from James L. Hubbard and wife, Sandra Elizabeth Hubbard, of record in Book 9814, page 980, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of MATT MOORE, by GAIL MOORE, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

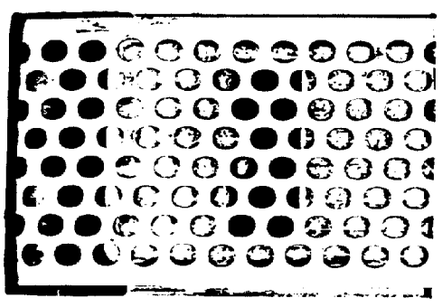
Tal- 05/28 2101 03CHEDK $15.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GAIL MOORE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of MATT MOORE, as his Attorney-in-Fact, as the free act and deed of the within named MATT MOORE.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of MAY, 1998.

NOTARY PUBLIC I DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

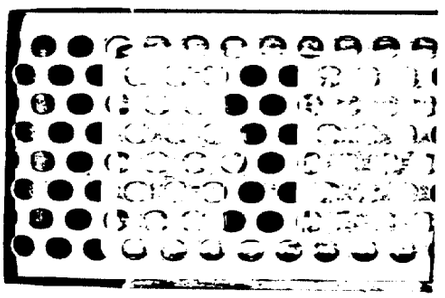
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
175000.00
DOW TX 647.50
PRFEE 1.00
MDEED 8.00
TOTAL 656.50
CHECK 656.50
05/28/98 01 12:11 0001 2524

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0442926
IDENTIF. & REFERENCE
98 MAY 28 PM 12:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1298578