10990711

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue South
Suite 107
Nashville, TN 37203

WARRANTY DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL TO:	MAP & PARCEL No.
Lee E. Tydus 2312 [redacted] 11th Avenue North Nashville, TN 37208	SAME	81-3-152

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00.

Lee E. Tydus
Affiant

Subscribed to and sworn before me this 23rd day of January, 1998.

Notary Public

My Commission Expires: March 6, 2000

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

FOR AND IN CONSIDERATION of the sum of Fifty Six Thousand Dollars ($56,000.00), and other good and valuable consideration, the *receipt and sufficiency of which is hereby* acknowledged JACQUELINE MOORE and husband LLOYD B. MOORE (the "Grantor(s)"), *have this day bargained* and sold, and do hereby transfer and convey unto LEE E. TYDUS (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 in the subdivision of Lot No. 37 of Owen's Plan of Buena Vista as of record in Plat Book 1, page 84, Chancery Court at Nashville, and Book 57, page 26, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the westerly side of 11th Avenue, North and runs back between parallel lines 129 feet to an alley.

Being the same property conveyed to JACQUELINE MOORE AND HUSBAND, LLOYD B. MOORE by Quitclaim Deed from WARREN M. SMITH, TRUSTEE of record in Book 8509, page 226, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2307 11th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), her heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee(s) that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

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

Witness my hand this 23 day of June, 1998.

Jacqueline Moore
JACQUELINE MOORE

Lloyd B. Moore
LLOYD B. MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline Moore and Lloyd B. Moore, the within named bargainors, 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 Office this 23rd day of June, 1998.

Notary Public

My Commission Expires: Jan. 25, 2000

NOTARY PUBLIC AT LARGE

0454657
IDENTIF. + REFERENCE

98 JUN 24 PM 4:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5238 06/24 0101 03MEC 216.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RB 10990 PG 713

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
PROBE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	56000.00
CON TX	207.20
PRFEE	1.00
MISCELL	8.00
TOTAL	216.20
CHECK	216.20

06/24/98 01 16:21 0001 5238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454657

IDENTIF. # REFERENCE

98 JUN 24 PM 4:21.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311050