3

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,600.00

Stephanie Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 98

NOTARY PUBLIC AT LARGE

Valerie D. Wright
Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

TCB-BHRE-98-1889

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John W. Moore (NAME) | America'a Wholesale Lender (NAME) | 155-8-C-241 |
| 304 Hollow Tree Court (ADDRESS) | 155 North Lake Avenue (ADDRESS) | |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Pasadena, CA 91109 (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, James K. Dean and wife, Valerie Dean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Moore and wife, Stephanie L. Moore

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:

Being Lot No. 241 on the Plan of Poplar Creek Estates, Phase 2, as of record in Plat Book 6900, Page 339-347, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James K. Dean and Wife, Valerie Dean by deed from Donald W. Johnson and Wife Kay B. Johnson of record in Deed Book 8713, page 948, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6474, page 346, and Book 6474, Page 350, and Book 6474, Page 354, amended in Book 6486, Page 587, and Book 6486, Page 588, and Book 6486, Page 589, and Book 6987, Page 906, and Book 7964, Page 33, and subject to Restrictive Covenants of record in Deed Book 5349, Page 921, and Book 6662, Page 433, and Book 7270, Page 648, and Book 9472, Page 824, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.
98 JUL 31 PM 3:42

IDENTIF. & REFERENCE
046913

unimproved ( )
This is improved (X) property, known as 304 Hollow Tree Court, Nashville, Tennessee 37221
(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 27th day of July 19 98

James K. Dean

Valerie Dean

Dean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Dean and wife, Valerie Dean

the bargainor s, 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 Brentwood, Tennessee, this 27th day of July 19 98.

Commission expires 3-3-99

Notary Public

NOTARY PUBLIC AT LARGE KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0999 07/31 0101 03CHECK 675.00

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**TITLE CONNECTION, INC.**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

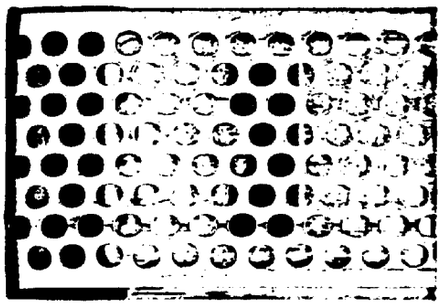
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027



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

RECEIVED OF _____

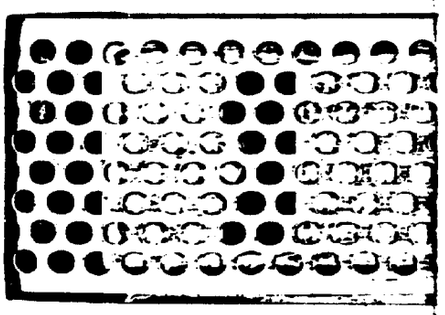
FOR _____

BOOK 11045 PAGE 319

| | | |
|---|---|---|
| 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~~ 179600.00 |
| | | | | CON TX 664.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | CFEE 2.00 |
| | | | | ~~TOTAL 677.60~~ |
| | | | | ~~CHECK 677.60~~ |
| | | | 07/31/98 01 | 15:43 0001 0999 |

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



0469413
IDENTIF. ↑ REFERENCE

98 JUL 31 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

| | | |
|---|---|---|
| | | VOID |
| | | CFEE 2.00 |
| | | ~~TOTAL 2.00~~ |
| | | ~~CHECK 2.00~~ |
| 07/31/98 | 01 | 15:44 0001 1000 |

TOTAL 675.60

**No.** 1326614