0473385

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

98 AUG 11 AM 8:41

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11060 PAGE 421

File 2657
Box 33-B

Tax Map 53-12
Parcel 200

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me this the 7th day of August, 1998.

My Commission Expires: 3/24/01

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
JOHN D. MOORE
(Name)
202 Watercress Court
(Street Address)
Mt Juliet, TN 37122

SEND TAX BILLS TO:
SAME
(Name)
(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RUFUS T. WILSON, JR., and WILLIAM M. WILSON** hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **JOHN D. MOORE and wife, LINDA P. MOORE,** hereinafter called the "Grantee(s)", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 23 on Section II, Life & Casualty Insurance Company's Subdivision as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the dividing line between Lots Nos. 22 and 23, 150 feet from the margin of Old Hickory Boulevard; thence along the dividing line between said Lots, N 41 deg. 30' E, 375 feet to the corner of Lots Nos. 3 and 23; thence along the line between said lots, N 48 deg. 29' W, 240 feet to a point; thence S 41 deg. 31' W, 525 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, S 48 deg. 29' E, 100 feet to a point; thence leaving said Old Hickory Boulevard, N 41 deg. 31' E, 150 feet to a point; thence S 48 deg. 29' E, 140 feet to the point of beginning.

INCLUDED in the above description but EXCLUDED therefrom is the following described tranct of land conveyed to the State of Tennessee by Deed from Bill Crook Enterprises a Proprietorship owned by William E. Crook and wife, Mary Jean Crook, of record in

Book 4994, page 404, said Register's Office:

BEGINNING at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Eva C. McClung property; thence along the said boundary N 44 deg. 15' E, 5 feet, more or less, to a point; thence S 45 deg. 45' E, 100 feet, more or less, to a point; thence S 44 deg. 15' W, 5 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin N 45 deg. 45' W, 100 feet, more or less, to the point of beginning, and containing 485 square feet.

BEING the same property conveyed to Rufus T. Wilson, Jr. and William M. Wilson by Quitclaim Deed of Record in Book 8987, page 860, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3321 & 3323 Old Hickory Blvd.
Old Hickory, TN 37138
Davidson County

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused their names to be affixed hereto on this 7th day of August, 1998.

RUFUS T. WILSON, JR.

WILLIAM M. WILSON

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 **RUFUS T. WILSON, JR. and WILLIAM M. WILSON**, the 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 Nashville, Tennessee, this 7th day of August, 1998.

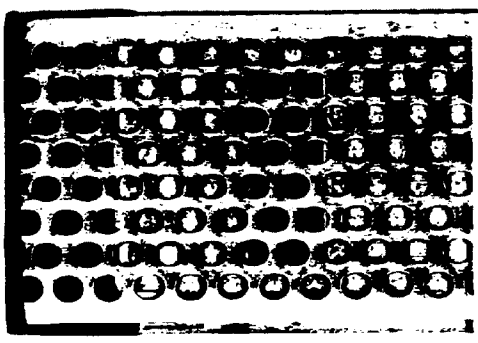
AMY BRYSON SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/24/01

H:MOORE.WD

98087101 03CHECK 1583.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11060 PAGE 423

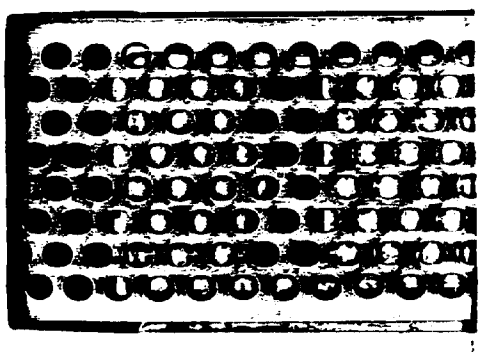
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1583.50
CHECK 1583.50

08/11/98 01 08:42 0001 5268

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473385
IDENTIF. ↑ REFERENCE

98 AUG 11 AM 8:41
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1330827