6

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

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ADDRESS NEW OWNER:
**Alan Moore**
**7204 River Bend Road**
**Nashville, Tennessee 37221**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

**None**

MAP **141**
GROUP
PARCEL **108.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scenic River Farms, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Alan Moore and wife, Diana Moore**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Scenic River Farms, as shown on the survey of Jesse Walker, Licensed Surveyor, dated June 30, 1993, and recorded in Book 9244, page 778, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scenic River Farsm, Inc. by Quitclaim Deed from Heart-Felt Greetings, Inc., a Tennessee corporation of record in Book 9699, page 819, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Heart Felt Greetings, Inc. By deed from The Estate of Ida May Peach Hughes by Josephine Daughtery, Executrix, of record in Book 8719, page 446, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 7701 Scenic River Lane, Nashville, Tennessee 37221.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 hand this the 26th day of August, 1998.

By: James Ed Smith, President

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Ed Smith** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged to be **President** of **Scenic River Farms, Inc.**, the within named bargainor, a corporation, and that as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 26th day of August, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $87,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of August, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

3900 08/31 0101 03CHECK 332.90

98 AUG 31 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

048148

## 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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 332.90

CHECK 332.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3900

0481418

IDENTIF. & REFERENCE

98 AUG 31 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339363