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98 OCT -8 AM 10:47

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

U497830

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (sk) Title No: 40350(b)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse L. Tate Carolyn H. Tate 5107 LONGSTREET DR BRENTWOOD, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 118-14-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of 140,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jorge E. Moran and spouse, Judith E. Moran,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse L. Tate and spouse, Carolyn H. Tate,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot No. 1 on the Map of Marengo Park, Section "C" of record in Plat Book 1130, page 21, Register's Office for said County.

SAID Lot No. 1 fronts 96.4 feet on the westerly margin of Robin Road and extends back 81.2 feet on the northerly line and 129.2 feet on the southerly line to a dead line in the rear, measuring 112.7 feet thereon.

BEING the same property conveyed to Jorge E. Moran and spouse, aby deed from Billie L. Martin of record in Book 11136, page 244, Registers Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 21, said Register's Office, which Plan shows a 40 foot minimum building setback line from Robin Road and a 10 foot easement for public utility purposes along the westerly rear line(s) of said lot; Restrictive covenants in contained in the decree of record in Minute Book 148, page 328 of the Chancery Court at Nashviulle, a certified copy which is of record in Book 1129, page 528, Register's Office for Davidson County, Tennessee, as follows: "Section" to restrict the lot to be sold off the property by the purchasers to a $4,000.00 minimum value as to the improvements to be placed thereon and to the matters set forth in the referenced Plan.

This is improved property, known as: 3603 Robin Road, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on October 5, 1998.

Jorge E. Moran

Judith E. Moran

State of Tennessee
County of Davidson

On October 5, 1998, before me the undersigned authority, personally appeared Jorge E. Moran and Judith E. Moran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

1347 10/08 0101 03CHECK 529.00

AFFIDAVIT

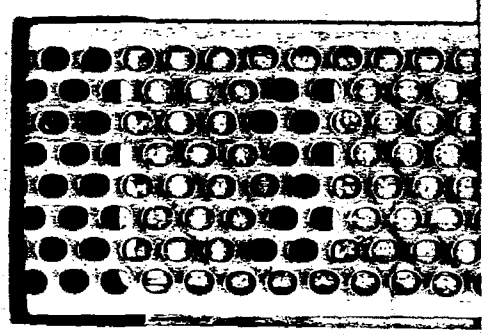
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,000.00

Affiant

Sworn and subscribed before me on October 5, 1998.

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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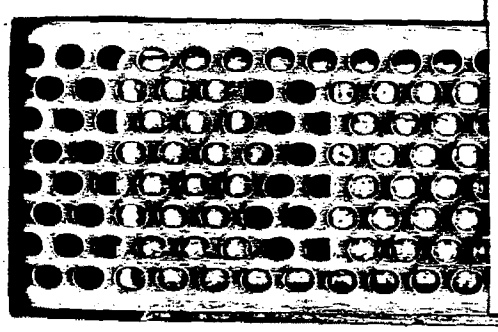
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00

10/08/98 01 10:49 0001 1347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0497830
IDENTIF. ↑ REFERENCE

98 OCT -8 AM 10:47
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356598