54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11356 PG. 129

THIS INDENTURE, made and entered into as of the **12th** day of **February, 1999** by and between

LEE H. MOORE and JAMES MORGAN , WIFE AND HUSBAND

hereinafter referred to as Grantor, and

CAREY W. MOORE, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTION OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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 genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____

_____

LEE H. MOORE

JAMES MORGAN

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LEE H. MOORE and JAMES MORGAN** 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 at office, this **12th** day of **February, 1999**.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration: My Commission Expires JAN. 29, 2003

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

Legal Description

BOOK 11356 PG. 130

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59, PHASE TWO, ON THE PLAN OF BRIDLE DOWNS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 1995 WHICH HAVE BEEN PRORATED, AND PAYMENT THEREOF. BY ACCEPTANCE OF THIS CONVEYANCE, IS EXPRESSLY ASSUMED BY GRANTEES; ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 7900, PAGE 241; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7448, PAGE 631 AND BY-LAWS IN BOOK 8814, PAGE 639; STORM WATER DETENTION AGREEMENT IN BOOK 7266, PAGE 813; CONVEYANCE OF SANITARY SEWER TO METRO GOVERNMENT IN BOOK 7797, PAGE 477 AND BOOK 7797, PAGE 485; DEDICATION OF COMMON AREAS TO BRIDLE DOWNS HOMEOWNER'S CORPORATION IN BOOK 8838, PAGE 983; NOTE FOR CRITICAL LOTS ON PLAT INDICATES CERTAIN DOCUMENTATION MUST BE PRESENTED TO PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT (SUBJECT TO LOT NO. 59 IS DESIGNATED AS CRITICAL LOT ON PLAT); ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED UNTO LEE HALEY MOORE SHERROD, a/k/a LEE H. MOORE BY QUITCLAIM DEED FROM JOSEPH EDWARD SHERROD OF RECORD IN BOOK 10384, PAGE 589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDERS MEMO
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503-40

BOOK 11356 PG. 131

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$132,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carey W. Moore
Affiant

Subscribed and sworn to before me this **12th** day of **February, 1999.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 29, 2000

99 FEB 25 PM 1:55
RECEIVED
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

055334
IDENTIF. A REFERENCE

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	AMERICA'S WHOLESALE LENDER 750 OLD HICKORY BLVD. #180 BRENTWOOD, TN 37027	217 WALKING HORSE HILL NASHVILLE, TN 37211 MAP PARCEL NUMBER 172-08-3-059

WD-MULTI.DOC
File No. 99-174

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11356 PG. 132

0553411

IDENTIF. & REFERENCE

99 FEB 25 PM 1:55

REGISTER
DAVIDSON COUNTY, TN.

CAMT
132000.00
MOR TX 488.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
VOID
MOR TX 488.40-
CON TX 488.40
TOTAL 503.40
CHECK 503.40

02/25/99 01 13:53 0001 0458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429663