0568761

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150357
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

99 APR -1 PM 3:07

L. GARNETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 40751
Dav. Co. File: Box 8

BOOK 11412 PG. 316

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura L. Garner 7240 River Bend Road Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 141-12-C-022

99 04/01 0101 03CHECK 717.33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 190900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan G. Moore and spouse, Diana L. Moore,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura L. Garner, unmarried,** 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. 22 on the Plan of River Bend of record in Plat Book 6900, pages 504 and 505, amended by Surveyor's Certificate of Correction in Book 7465, page 833, said Register's Office.

SAID Lot No. 22 fronts 88.75 feet on the southerly margin of River Bend Road and extends back 131.46 feet on the easterly line and 130.64 feet on the westerly line to a dead line in the rear, measuring 88.75 feet thereon.

BEING the same property conveyed to Alan G. Moore and wife, Diana L. Moore by deed from John D. Minton Construction Company, Inc., of record in Book 9194, page 395, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat 6900, page 504 and 505 and as amended by Surveyor's Instrument of Correction of record in Book 7465, page 833, said Register's Office, shows an owner's certificate, a 20 foot minimum building setback line from River Bend Road, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the northerly front line of said lot, and a 25 foot public utility and drainage easement along the rear line of said lot with an 8 inch sewer line lying therein. The Declaration of Covenants, Conditions and Restrictions of record in Book 7112, Page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7240 River Bend Road, 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 Grantee, Grantee's heirs or assigns, forever.

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

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 this 31st day of March, 1999.

Alan G. Moore

Alan G. Moore

Diana L. Moore

Diana L. Moore

State of Tennessee
County of Davidson

On this 31st day of March, 1999, before me the undersigned authority, personally appeared **Alan G. Moore** and **Diana L. Moore**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190900.00

Diana L. Moore
Affiant

Sworn and subscribed before me on the 31st day of March, 1999.

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

My Commission Expires: _____ Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	GO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	NO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11412 PG 318

0568761

IDENTIFICATION REFERENCE

99 APR -1 PM 3:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 190900.00
CON TX 706.33
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 717.33
CHECK 717.33

04/01/99 01 15:06 0001 6677

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445722