BOOK 11474 PG. 196

This Instrument Prepared By:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37064

Map:
Parcel:

176-05OD-011.000.0

ADDRESS OF NEW OWNERS: Richard A Moore, 6509 Wildgrove Dr, Antioch, TN 37013

SEND TAX STATEMENTS TO: New Owner

NAME OF MORTGAGEES: EQuiFirst Mtg Corp. 820 Forest Point Circle, Charlotte, NC. 28273

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, BANC ONE FINANCIAL SERVICES, INC. hereinafter called the GRANTOR, has bargained and sold by these presents does transfer and convey unto RICHARD A. MOORE AND WIFE, RUBY I. MOORE, hereinafter called the Grantees, their heirs and assigns, the following described property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 28, Hickory Woods Estates, Section "C" as recorded in Book 6900, pages 885, 886 and 887 of the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Banc One Financial Services, Inc. by deed in lieu of foreclosure from Clifford A. Lewis and wife, Mary L. Lewis of record in Book 11018, page 833, Register's Office of Davidson County, Tennessee.

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 BANC ONE FINANCIAL SERVICES, INC., does covenant with the said GRANTEES that it is lawfully seized and possessed of said land, has good right to convey it, and the same is unencumbered, expect as follows:

1. 1999 Metropolitan Davidson County Taxes constitute a lien against said property, but are not yet due and payable and have been prorated and will be paid by Grantee when due.

2. Declaration of covenants, conditions and restrictions and correction to declaration of record in Book 9616, page 470, corrected for Section "C" of record in Book 9616, page 477, and amended and restated in Book 9678, page 187, and amendment to amended and restated declaration of covenants of record in Book 9764, page 44, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Hickory Woods Estates, Section "C" of record in Book 6900, pages 885, 886 and 887, and Boundary Plat of record in Book 6900, page 884, Register's Office of Davidson County, Tennessee.

4. Charter of Hickroy Woods Estates Homeowners Association of record in Book 9680, page 319, Register's Office of Davidson County, Tennessee.

5. By-Laws of Hickory Woods Estates Homeowners Association of record in Book 9678, page 213, Register's Office of Davidson County, Tennessee.

6. Agreement for sanitary sewer and/or storm drainage of record in Book 6952, page 830, Register's Office of Davidson County, Tennessee.

7. TVA easement of record in Chancery Court Book 86, page 429, said Register's Office.

8. Right of way easement granted Nashville Gas Company of record in Book 5897, page 209, Register's Office of Davidson County, Tennessee.

9. Sewer easement of record in Book 4435, page 20 and Book 7145, page 614, said Register's Office.

10. Ingress/egress easement granted by deed of easement of record in Book 4725, page 961, Register's Office of Davidson County, Tennessee.

11. Sewer tap assignment of record in Book 6008, page 756 and Book 5935, page 707, thru 719, Register's Office of Davidson County, Tennessee.

12. Subject to all easements, both recorded and unrecorded of record in Book 7224, page 642, said Register's Office.

13. Deed of conveyance to Metropolitan Government for water and sewerage of record in Book 8169, page 564 and Book 8169, page 588, Register's Office of Davidson County, Tennessee.

14. Quitclaim deed for common open space conveyed to Hickory Woods Estates Homeowners Association of record in Book 9786, page 923, Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural and the use of any gender shall be applicable to all genders.

In Witness Whereof, GRANTOR has caused its signature to be affixed hereto by its duly authorized officers on this the 6 day of May, 1999.

BANC ONE FINANCIAL SERVICES, INC.

BY: _____

TITLE: Phil Clay, Vice Pres.

BY: _____

TITLE: Larry G. Seymour, Asst. Sec.

05857776

RECEIVED FOR REFERENCE

99 MAY 11 PM 3:39

DAVIDSON COUNTY, TN

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phil Clay + Larry G. Seymour with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Vice Presidents + Ast. Secretary of the Banc One Financial Services, Inc., the within named bargainor, and that he is such Officers, executed the foregoing instrument for the purposes therein contained, by signing the name of the Banc One Financial Services, Inc. by himself as Officers.

Witness my hand and official seal at Indianapolis Indiana, on this the 6 day of MAY, 1999.

Cherie A. Lyles
Notary Public

My Commission Expires:_____

CHERIE A. LYLES
Notary Public, State of Indiana
County of Marion
My Commission Expires 11/04/2006

STATE OF Indiana
COUNTY OF Marion

The actual value or consideration, whichever is greater, for this transfer is $118,500.00.

Sworn to and subscribed before me, on this the 6 day of MAY, 1999.

Cherie A. Lyles
Notary Public

My Commission Expires:_____

CHERIE A. LYLES
Notary Public, State of Indiana
County of Marion
My Commission Expires 11/04/2006

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11474 PG. 199

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

05585776

99 MAY 11 PM 3:40

REGISTER'S OFFICE
DAVIDSON CO., TENN.

111500.00
435.45
1.00
12.00
1.00
453.45
453.45

01 15:47 2001 4773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459425