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

Box 60

BOOK 11480 PG. 737

ADDRESS NEW OWNER:
John Scott Moody et ux
3013 Oakland Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP **117-8**
GROUP
PARCEL **43.00**

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, **Beat Zenerino and wife, Kimberly Gillis** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John Scott Moody and wife, Jennifer Ingram Moody**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the changed Plan of Lots 11-15, Belmont Terrace Annex No. 1, of record in Book 547, page 99, Register's Office, Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Oakland Avenue, extended and runs back 223 feet on the northerly line and 227 feet on the southerly line to a dead line measuring 41.66 feet thereon.

Being the same property conveyed to Beat Zenerino and Kimberly Gillis by deed from Cathleen Adams Gurley, an unmarried person of record in Book 8167, page 579, Register's Office for Davidson County, Tennessee.

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 1999 and subsequent years.

This is improved property known as 3013 Oakland Avenue, Nashville, Tennessee 37212.

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, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

99 MAY 17 AM 10:44
REGISTER
DAVIDSON COUNTY, TN

05875611
FEE/TAX/REFERENCE

WITNESS our hands this the 14th day of May, 1999.

Beat Zenerino

Kimberly Gillis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Beat Zenerino and Kimberly Gillis**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of May, 1999.

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 $122,000.00.

AFFIANT 5/14/99

Subscribed and sworn to before me on this 14th day of May, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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 11480 PG. 739

0587561

INSTRUMENT REFERENCE

99 MAY 17 AM 10:44

REGISTER'S OFFICE
DAVIDSON COUNTY
TENNESSEE

CAMT	
	122000.00
CON TX	451.40
PRFEE	1.00
MICED	8.00
CFEE	2.00
TOTAL	462.40
CHECK	462.40

05/17/99 01 10:48 0001 6663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461291