This instrument prepared by Wischhof & Allen, P. C.
213 Ward Circle, Suite 201, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS.:**
Nancy Drake Moses 2939 Dickerson Pike Nashville, TN 37207	Same	FB 12DZ 00730 Map 060-08 Parcel 59.00

W A R R A N T Y D E E D

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **JOSEPH SANTORO, a married person**, Grantor, by these presents transfer and convey unto **NANCY DRAKE MOSES,** married, Grantee, the following described real property lying in the Twelfth Civil District of Tennessee:

SEE EXHIBIT A ATTACHED HERETO

THESE TRACTS being the same property conveyed to Joseph Santoro, Married, by deed from Leslie L. Allen, Jr. and wife Jessie Bea Allen, of record in Book 7579, Page 594, R. O. D. C. Joan M. Santoro, wife of Joseph Santoro, joins in this conveyance for the purpose of conveying any right, title or interest she may have in the within described property by reason of her marriage to Joseph Santoro or otherwise. This property is not and has never been the principal residence of any Grantor.

This is improved property, known as 2939 Dickerson Pike, Nashville, Tennessee 37207.

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, her heirs and assigns forever; and We do covenant with the said Grantees that I/we 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 We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness the signature(s) of the Grantor(s) this date: 7/15/99.

Joseph Santoro Joan Marie Santoro

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STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public, the within named Joseph Santoro and wife Joan M. Santoro, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date: July 15 1999.

Notary Public

My commission expires: 5/27/01

GEORGE M. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

AFFIDAVIT OF CONSIDERATION

The actual consideration for, or value of, this transfer, whichever is greater, is $ 480,000.00.

Affiant

Sworn to and subscribed before me this date: July 15, 1999.

Notary Public

My commission expires: 5/27/01

GEORGE M. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

PICK-UP

99 JUL 15 AM 9:40

RECEIVED FOR REFERENCE

12295

06

EXHIBIT A

Tract I: Being Lots Nos. 15, 16, 17, 18, 19, 20, 21, 22 and the westerly 21 1/2 feet front and 21 feet rear of Lot No. 23 of block "A" on the Plan of Highland Park of record in Book 974, Page 33, Register's Office for said County, described together as follows:

Beginning at the southeast corner of the Dickerson Pike and Ben Allen Lane; thence wtih the easterly margin of said Pike, southwardly 198 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, eastwardly 197 feet to the common corner of Lots Nos. 14, 15, 30 and 31; thence northwardly and with the line between Lots Nos. 15 and 16, and Lots Nos. 29 and 30, 50 feet to the common corner of Lots Nos. 16, 17, 23 and 29; thence with the line between Lots Nos. 23 and 29, eastwardly 21 feet; thence northwardly 159 feet, more or less, to the southerly margin of Ben Allen Lane; thence with said Lane, westwardly 196 1/2 feet to the beginning.

Tract II: Being parts of Lots Nos. 23 to 28 inclusive, of Block "A" on the Map of Highland Park as of record in Book 974, Page 33, Register's Office for said County, and described according to a copy of a survey made May 22, 1946 by E. R. Southgate, Surveyor as follows:

Beginning at a point on the westerly margin of Highland Drive, 85 feet south of the south margin of Ben Allen Road at the southeast corner of the property conveyed to N. B. Bruce and wife by deed from E. H. Goodman of record in Book 2107, Page 619, said Register's Office; thence with Bruce's south line, westerly 152 feet 8 inches to a point; thence southerly 43 feet 6 inches to a point, a corner of the property conveyed to Robert Jacob Theiss and wife by deed from E. H. Goodman of record in Book 2134, page 623, said Register's Office; thence with Theiss' north line, easterly 150 feet to the westerly margin of Highland Drive; thence with the margin of the same, northerly 65 feet to the beginning.

Tract III: Being the westerly 21 feet of Lot No. 29 and part Lot No. 30 of Block "A", on the Map of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson COunty, Tennessee.

Tract IV: Being the westerly 21 feet of the southerly 15 feet of Lot No. 30 of Block "A" on the Map of Highland Park, as of record in Book 974, page 33, said Register's Office.

THIS CONVEYANCE is subject to a sewer easement of record at Book 5561, Page 92, R. O. D. C.

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

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CAMT
480000.00
DON TX 1776.00
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 1791.00
CHECK 1791.00

07/16/99 01 09:43 0001 3142

99 JUL 16 AM 9:40

REGISTER'S OFFICE
DAVIDSON CO., TN.

06012295
IDENTIFICATION REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491468