STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 108,000.00

Subscribed and sworn to before me, this the 13 day of August 1999

Affiant

Notary Public

My Commission Expires November 25, 2000

(Affix Seal)

NOTARY PUBLIC AT LARGE — ELAINE COBLE — WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9922259
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kelly A. Moores	New Owner
173 Jennifer Lane	
STREET ADDRESS Vacaville, CA 95687	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 173 162	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Ann C. Frye, Executrix under the Estate of Frances C. Albright

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Kelly A. Moores

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Being part of the property conveyed to Frances C. Albright by Partition Deed of record in Book 6707 page 657, Register's office for said County. The said Frances C. Albright, also known as Nellie Frances Chambers Albright having since died leaving said property to Ann C. Frye, Mary E. George, Linda Cobet, Pamela Jo Frye, Carolyn George (now known as Carolyn George Phelps), Patricia F. Moores, Frank C. Frye and William Lynn Frye by Will of record in Will Book 226, page 83, Probate Court for Davidson County, Tennessee. The said Patricia F. Moores having subsequently died leaving as her only heirs-at-law, David R. Moores and Kelly A. Moores. Ann C. Frye under the above mentioned Will was appointed as the Executrix.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

The property is executed by Ann C. Frye, as Executrix under the Estate of Frances C. Albright, granting power of sale in accordance with the Will of record in Will Book 226, page 83, Probate Court for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1227 Barnes Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 13 day of August , 1999

Ann C. Frye, Executrix

IDENTIFICATION REFERENCE 0626284

99 AUG 19 PM 1:34

WILLIAM R. BURKETT REGISTER DAVIDSON COUNTY, TN.

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 13 day of August , 1999 , before me personally appeared Ann C. Frye, Executrix to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

E. DIANNE COBLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 25, 2000

E. Dianne Coble
Notary Public

State of Tennessee
County of

On this 13 day of August 13, , 1999 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

8199 08/19 0101 03CHECK 414.60

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, being part of the property described by a survey made by John E. McAleer, Jr., Surveyor dated April 16, 1985 and being all of the property described according to a mortgage loan inspection by John Kohl & Company, P.C., dated August 4, 1999, License No. 1659, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

Beginning at a point on the south side of Barnes Road at the northwest corner of the tract of land conveyed to George L. Albright, Sr. as of record in Book 4927, page 836, Register's Office for Davidson County, Tennessee, thence South 55 degrees 28 min. 01 sec. east 126.45 feet to a point, thence along the south side of Barnes Road 23.55 feet to an iron pin; thence south 1 deg. 36 min. 56 sec. west 394.29 feet to an iron pin; thence south 4 deg. 30 min. 00 sec. west 190.00 feet to a point; thence north 78 degrees 54 min. 56 sec. west 151.99 feet to a point; thence north 05 degrees 45 min. 30 sec. east 45.00 feet to a point; thence north 4 degrees 30 min. 00 sec. east 595.91 feet to the point of beginning, containing 1.98 acres, more or less.

Being part of the property conveyed to Frances C. Albright by Partition Deed of record in Book 6707 page 657, Register's office for said County. The said Frances C. Albright, also known as Nellie Frances Chambers Albright having since died leaving said property to Ann C. Frye, Mary E. George, Linda Cobet, Pamela Jo Frye, Carolyn George (now known as Carolyn George Phelps), Patricia F. Moores, Frank C. Frye and William Lynn Frye by Will of record in Will Book 226, page 83, Probate Court for Davidson County, Tennessee. The said Patricia F. Moores having subsequently died leaving as her only heirs-at-law, David R. Moores and Kelly A. Moores. Ann C. Frye under the above mentioned Will was appointed as the Executrix.

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 11626 PAGE 573

0626284

IDENTIF. & REFERENCE

99 AUG 19 PM 1:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	414.60
CHECK	414.60

08/19/99 01 _ 13:34 0001 8199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504230