40-A

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

BOOK 11716 PAGE 308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Robert L. Cone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 1999.

Catherine C. Hershey
Notary Public

MY COMMISSION EXPIRES: 11 Sept 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert L. Cone	Mortgage Investors Group	53-6A-94CO
(NAME) 2136 Riverway Drive	(NAME) 320 N. Cedar Bluff Rd., Ste. 200	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Knoxville , TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE PAYTON MOXLEY AND WIFE, KATHLEEN M. MOXLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. CONE AND WIFE, JERI L. CONE**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ■ property, known as 2136 Riverway Drive, Old Hickory, TN 37138

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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/our hand(s) this 22nd day of October, 1999.

George Payton Moxley by Tammy Edwards Atty in Fact
George Payton Moxley by, Tammy Edwards, Attorney in Fact

Kathleen M. Moxley by Tammy Edwards Atty in Fact
Kathleen M. Moxley by, Tammy Edwards, Attorney in Fact

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99 OCT 25 PM 4:02
REGISTER
DAVIDSON CO. TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Payton Moxley and Kathleen M. Moxley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 22nd day of October, 1999

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tammy Edwards, known to me (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of George Payton Moxley and Kathleen M. Moxley, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said George Payton Moxley and Kathleen M. Moxley. WITNESS my hand and Notarial Seal this 22nd day of October, 1999.

My Commission Expires: 3-30-03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of Phase 2, Waterford, of record in Book 7900, pages 412 and 413, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to George Payton Moxley and wife, Kathleen M. Moxley by deed from W. L. Bainbridge, Inc., a Tennessee Corporation of record in Book 8916, page 419, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is executed on behalf of George Payton Moxley and wife, Kathleen M. Moxley by Tammy Edwards as Attorney if Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as Exhibits "B" and "C" to or on this instrument and incorporated herein by reference.

EXHIBIT "B"

BOOK 11716 PAGE 311

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Tammy Edwards, who made oath as follows:

1. That by appointments dated October 8, 1999, which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Kathleen M. Moxley, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 22nd day of October, 1999.

Tammy Edwards
Tammy Edwards

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Tammy Edwards, whose name is signed to the foregoing writing bearing date of October 8, 1999, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 22nd day of October, 1999.

Notary Public

My commission expires: 3-30-03

ALIVE

3410 10/25 0101 01CASH 411.50

EXHIBIT "C"

ALIVE AND WELL AFFIDAVIT BOOK 11716 PAGE 312

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Tammy Edwards, who made oath as follows:

1. That by appointments dated October 8, 1999, which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for George Payton Moxley, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 22nd day of October, 1999.

Tammy Edwards
Tammy Edwards

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Tammy Edwards, whose name is signed to the foregoing writing bearing date of October 8, 1999, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 22nd day of October, 1999.

Notary Public

My commission expires: 3-30-03

ALIVE

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

U6501O3

99 OCT 25 PM 4:02

BOOK 11716 PAGE 313

CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 411.50
CASH Check 411.50

10/25/99 01 16:05 0001 3610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531392