18 B

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

LIMITED WARRANTY DEED

Address New Owner(s) as follows: RANDAL W. MOORE and wife, DAWN A. MOORE,

Name and Address of the person or entity responsible for payment of real property taxes: _____

Map and Parcel No. 044-15-0 035.00, Field Book No. 04D-35645.

For and in consideration of the sum of **SIXTY FOUR THOUSAND ($64,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **ERNESTINE J. ALLEN and CORNELIA J. WINN, Co-Executrices under the Last Will and Testament of EFFIE M. GREEN JENKINS, deceased**, hereinafter referred to as Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **RANDAL W. MOORE and wife, DAWN A. MOORE**, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in **Davidson** County, State of Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property located at and known as 703 Hadley Avenue, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **RANDAL W. MOORE and wife, DAWN A. MOORE**, 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, that they have a good right to convey it, and that the same is unencumbered, except as shown herein. Grantors do further covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto.**

[redacted]

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

WITNESS my hand this 27th day of October 1999.

Ernestine J. Allen
ERNESTINE J. ALLEN

Cornelia J. Winn
CORNELIA J. WINN

Co-Executrices under the Last Will and Testament of **EFFIE M. GREEN JENKINS, deceased**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ERNESTINE J. ALLEN** and **CORNELIA J. WINN**, Co-Executrices under the Last Will and Testament of **EFFIE M. GREEN JENKINS**, deceased, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument as Co-Executrices under the Last Will and Testament of **EFFIE M. GREEN JENKINS**, Deceased, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of October 1999.

Notary Public

My commission expires 5/28/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $64,000.00.

Affiant

Subscribed and sworn to before me
this 27 day of October 1999.

Notary Public

My commission expires 5/28/2002

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

[illegible]

552 11/03 0101 03CHECK 251.00

EXHIBIT A

Improved Real property located at and known as 703 Hadley Avenue, Old Hickory, Davidson County, Tennessee 37138.

Land in Davidson County, Tennessee, being Lot No. 129, Section "A", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee; fronting 55.0 feet on Hadley Ave. and containing 0.13 acres, more or less.

SUBJECT to and/or reserving one (1) 10 ft. wide permanent easement for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the GRANTOR. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Charles L. Jenkins and wife, Effie Greene Jenkins, by Deed from E. I. du PONT de NEMOURS and COMPANY, a Delaware corporation, of record in Book 1646, page 394, Register's Office for Davidson County, Tennessee.

The said Charles L. Jenkins predeceased Effie M. Green Jenkins on 11 February 1954.

Effie Greene Jenkins is one and the same person as Effie M. Green Jenkins.

Effie M. Green Jenkins died in Davidson County, Tennessee, on 29 October 1997, at the age of ninety six (96) years, leaving a Last Will and Testament dated 25 July 1989, which was admitted to probate on 20 January 1998, as shown of record in Will Book 217, page 431, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. 97P-1891.

Ernestine J. Allen and Cornelia J. Winn were duly appointed Co-Executrices under the Last Will and Testament of Effie M. Green Jenkins, deceased, on 20 January 1998.

This real property is being sold pursuant to a Decree to Sell Real Property entered in the Estate of Effie M. Green Jenkins, deceased, Davidson County, Seventh Circuit Court (Probate Division), Tennessee, as shown of record in Minute Book 441, page 552, and by Order of Sale as shown of record in Minute Book 448, page 788, Seventh Circuit Court (Probate Division), Davidson County, Tennessee.

0653874
REFERENCE
NOV-3 PM 1:00
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 209

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

PAYMENT

06:3874

REFERENCE

99 NOV -3 PM 1:00

REGISTER
DAVIDSON CO. TN.

CAMT 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 251.80
CHECK 251.80

11/03/99 01 13:01 0001 7552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535292