WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/00 08:44 2pgs
Fees:11.00 Taxes:353.35

20001002-0096826

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Unity Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AZARIAH K. ANDERSON (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 61-02
612 JOYCE LANE (ADDRESS)	210 AUTOMATION WAY (ADDRESS)	PARCEL 58 AND
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35210-2034 (CITY) (STATE) (ZIP)	P/O PARCEL 57.01

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, MABLE LEE JONES MOORE, UNMARRIED, Beneficiary of the Estate of ADA J. JOHNSON, DECEASED, by and through BARBARA BRANCH, Conservator HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AZARIAH K. ANDERSON AND UNITY F. CALDWELL, UNMARRIED PERSONS

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:

Situated in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Barbara Branch Subdivision, of record in Instrument No. 200002070012626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nathaniel David Johnson and wife, Ada J. Johnson by deed of record in Book 2603, page 295, Register's Office for Davidson County, Tennessee; and being a portion of the same property conveyed to Nathaniel D. Johnson and wife, Ada J. Johnson by deed of record in Book 3537, page 413, Register's Office for Davidson County, Tennessee; the said Nathaniel David Johnson having predeceased Ada J. Johnson on August 1, 1990, and the said Ada J. Johnson having since died April 8, 1999, testate, the Last Will and Testament of Ada Louise Jones Johnson being dated January 6, 1997, Docket No. 99P661, Probate Court for Davidson County, Tennessee, naming Mable Lee Jones Moore as beneficiary.

Barbara Branch executes this instrument as Conservator for Mable Lee Jones Moore pursuant to Letter of Conservatorship issued by the Probate Court for Davidson County, Tennessee, Docket No. 99P703, estate of Mable Lee Moore and pursuant to a certified Order Authorizing the Sale of Property issued by the Probate Court for Davidson County, Tennessee, being recorded simultaneously herewith.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

unimproved ( )
This is improved (X) property, known as 612 JOYCE LANE, NASHVILLE, TN 37216
(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 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 28th day of September, 2000

Mable Lee Jones Moore
MABLE LEE JONES MOORE

BY: Barbara Branch, Conservator
BARBARA BRANCH, CONSERVATOR

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 BARBARA BRANCH, CONSERVATOR FOR MABLE LEE JONES MOORE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 28th day of September, 2000.

Commission expires April 28, 2004

Notary Public

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public