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Davidson County DEEDWARR
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Fees:15.00 Taxes:1091.50
20001004-0098327

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Gavin C. Johnson 6600 Fox Hollow Road Nashville, TN 37205	AmSouth Mortgage Company, Inc. 15 South 20th Street Birmingham, AL 35233	Map 129-6 Parcel 68

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Albert F. Moore, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Gavin C. Johnson,* the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 103 on the plan of West Meade Park, Inc., Section One, of record in Book 2900, Page 103 and 104, Register's Office for said County.

Said Lot No. 103 fronts 52.4 feet on the northwesterly margin of Fox Hollow Road, at the terminus of the cul-de-sac and extends back 561.9 feet on the broken westerly line and 508.4 feet on the broken easterly line to a point of intersection.

Being the same property conveyed to Albert F. Moore by a warranty deed from John D. Lidstone and wife, Doris J. Lidstone, of record in Book 9662, Page 621, Register's Office for Davidson County, Tennessee.

This is improved property known as 6600 Fox Hollow Road, Nashville, TN 37205.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered except for the following:

1. Taxes for 2000, which have been prorated between the parties, and subsequent years.

2. The Plan, with Owner's Certificate, of record in Plat Book 2900, Page 103 and 104, said Register's Office, which Plan shows a 150 foot minimum building setback line from Fox

Hollow Road and 10 foot easement for public utility purposes along a portion of the northwesterly and northeasterly line(s) and a 2.5x30 foot utility anchor easement located on the southeasterly front corner of said lot.

GRANTOR further covenants and binds himself, his heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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

Jamie Teal-Moore, the former spouse of the above named Albert F. Moore, joins in this conveyance for the purpose of releasing any and all right, title or interest she may have in and to the above described property, especially her marital rights.

Witness our hands this 2nd day of October, 2000.

Albert F. Moore
ALBERT F. MOORE

Jamie Teal-Moore
JAMIE TEAL-MOORE

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Albert F. Moore, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2nd day of October, 2000.

Notary Public

My Commission Expires:
Oct 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Jamie Teal-Moore, the within named 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 seal, at office in Nashville, Tennessee, this the 2nd day of October, 2000.

Notary Public

My Commission Expires:
Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $295,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of October, 2000.

Notary Public

My Commission Expires: 6-13-2001

\\Linus\nhnet\Clients G-M\Moore, Albert F. 99472\Moore, Jamie, va. 11424\Other\Closing\Warranty Deed.doc