THIS INSTRUMENT PREPARED
FROM INFORMATION AND
DOCUMENTS PROVIDED BY
THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/21/01 11:46 2pgs
Fees:11.00 Taxes:185.00
20010321-0027141

ADDRESS NEW OWNER:
David Moore
3100 Jonesboro Drive
Nashville, TN 37214

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 87-13
Parcel 98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, William R. McBroom and wife, Sandra K. McBroom,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Moore,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Valley Grove, Section 8, as of record in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to William R. McBroom and wife, Sandra K. McBroom, by deed from John Davenport and wife, Patricia Davenport, as of record in Book 6704, page 946, Register's Office for Davidson County, Tennessee.

This is improved property known as 4633-4635 Forest Ridge Drive, Hermitage, Tennessee 37076.

This conveyance is made in conjunction with an Internal Revenue Code Section 1035 exchange for the property located at 3714 Nolensville Road, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6139, page 443, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 606, all of record in the Register's Office for Wilson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 16th day of March, 2001.

William R McBroom
WILLIAM R. MCBROOM

Sandra K McBroom
SANDRA K. MCBROOM

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM R. MCBROOM AND WIFE, SANDRA K. MCBROOM**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of March, 2001.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$50,000.00.**

AFFIANT

Subscribed and sworn to before me this 16th day of March, 2001.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03