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Realty
48A

Davidson County DEEDWARR
Recvd: 04/05/01 08:40 2pgs
Fees:11.00 Taxes:888.00
20010405-0033177

CATHERINE R VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Catherine R Vass
Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1967

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Moore (NAME)	Freeman Webb Mortgage (NAME)	118-01-0-013.00
1305 Beechwood Avenue (ADDRESS)	545 Mainstream Dr. Riverview 101 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, N 37228 (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, Daniel Rauso*and Pasquale V. Rauso and Betty Rauso, husband and wife *and wife Lori M. Rauso HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph H. Moore and Deanna L. Moore, husband and wife

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:

Being Lot No. 97 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Regsiter's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Daniel Rauso and Pasquale V. Rauso by deed from Amos Jones, Jr. and wife Cleotis S. Jones of record in Instrument No. 20000905-0087105, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

Betty Rauso, wife of Pasquale V. Rauso, joins into this instrument for the sole purpose of conveying her interest in the aforedescribed real property by virtue of her marriage.

Daniel Rauso executes this instrument on behalf of Pasquale V. Rauso and wife Betty Rauso pursuant to the Power of Attorney being recorded simultaneously herewith.

Lori M. Rauso, wife of Daniel Rauso, joins into this instrument for the sole purpose of conveying her interest in the aforedescribed real property by virtue of her marriage.

unimproved ( )
This is improved (X) property, known as 1305 Beechwood Avenue, Nashville, Tennessee 37212
(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 30th day of March, 2001

Daniel Rauso
Daniel Rauso

Betty Rauso By Daniel Rauso
Betty Rauso

Pasquale V. Rauso By Daniel Rauso
Pasquale V. Rauso

Lori M. Rauso
LORI M. RAUSO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Rauso and Pasquale V. Rauso and Betty Rauso husband and wife ~~E BAUER~~ M. RAUSO . LORI

the 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 official seal at Brentwood, Tennessee, this 30th day of March, 2001.

Commission expires 12-29-03

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 30 day of March 2001, personally appeared before me, _____ Daniel Rauso, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Pasquale V. Rauso and Betty Rauso and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 30 day of March 2001

My commission expires 12-29-03

Notary Public