file Box 13

Davidson County DEEDWARR
Recvd: 10/02/01 16:27 2pgs
Fees:13.00 Taxes:497.28

20011002-0106787

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville TN 37211
615-777-2011
#2363

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40226**

WARRANTY DEED

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 134,400.00.**

Elizabeth Triplett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF SEPTEMBER, 2001.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: 5/26/02

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BRADLEY A. MOORE et ux **327 Gaywood Drive** **Nashville, TN 37211**	SUN TRUST MORTGAGE P.O. BOX 305110 NASHVILLE, TN 37230- 5110	**147-1-208** **6DU-22135**

FOR AND IN 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, JOHN F. CONDRA, JR., and wife, NADINE T. CONDRA**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY A. MOORE and wife, KARIN R. MOORE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 298 on the plan of Section II, Caldwell Hall, as of record in book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John F. Condra, Jr., by Quitclaim Deed and Revocation of Trust from The John F. Condra, Jr. Revocable Trust recorded as Instrument No.: 20011002-0106786 Register's Office for Davidson County, Tennessee and by deeds recorded as Instrument No.: 20010813-0087263 and Book 3250, Page 569, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **327 Gaywood Drive, Nashville, Tennessee 37211**

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 24TH DAY OF SEPTEMBER, 2001.

John F. Condra, Jr.
JOHN F. CONDRA, JR.

Nadine Taylor Condra
NADINE T. CONDRA

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 JOHN F. CONDRA, JR., and wife, NADINE T. CONDRA, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of September, 2001.

Elizabeth E Triplett
NOTARY PUBLIC

My Commission Expires: 5/26/02

