Davidson County DEEDWARR
Recvd: 12/07/01 15:06 3pgs
Fees:18.00 Taxes:469.90
20011207-0135226

State of ~~Tennessee~~ California
County of Napa
The actual consideration or value whichever is greater is $127,000.00.

Subscribed and sworn before me this the 16th day of November, 2001.

RHONDA COOPER
COMM. # 1211643
NOTARY PUBLIC-CALIFORNIA
NAPA COUNTY
COMM. EXP. FEB. 26, 2003
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

This instrument prepared by:
**SOUTHEAST TITLE of Tennessee, Inc.** Y013392
**7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027**

| Address of new owner: | Send tax bills to: |
|---|---|
| Thomas S. Albright | TENNESSEE VALLEY FEDERAL CREDI |
| 1227 Barnes Rd. | 715 Market Street |
| Antioch, TN | Chattanooga, TN 37402 |

Map 173 Parcel 162

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Kelly A. Moores, Unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Thomas S. Albright**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE LEGAL DESCRIPTION ATTACH

Being all of the property conveyed to Kelly A. Moores by Quitclaim Deed of record in Book 11626, page 543, Book 11626, page 549, Book 11626, page 555, Book 11626, page 561, Book 11626, page 567, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1227 Barnes Rd., Antioch, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 15th day of November, 2001.

Kelly A. Moores, Unmarried

**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 Kelly A. Moores, the bargainor(s), 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, this 16th day of November, 2001.**

**My commission expires:**

_____

**Notary Public**

My Commission Expires
April 6, 2004

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, being part of the property described by a survey made by John E. McAleer, Jr., Surveyor dated April 16, 1985 and being all of the property described according to a mortgage loan inspection by John Kohl & Company, P.C., dated August 4, 1999, License No. 1659, whose address is 400 7th Ave. S., Nashville, TN. 37203, as follows:

Beginning at a point on the south side of Barnes Road at the northwest corner of the tract of land conveyed to George L. Albright, Sr., as of record in Book 4927, page 836, Register's Office for Davidson County, Tennessee, thence South 55 degrees 26 min. 01 sec. east 126.45 feet to a point, thence along the south side of Barnes Road 23.55 feet to an iron pin; thence south 1 deg. 36 min. 56 sec. west 394.29 feet to an iron pin; thence south 4 deg. 30 min. 00 sec. west 190.00 feet to a point; thence north 78 degrees 54 min. 56 sec. west 151.99 feet to a point; thence north 05 degrees 45 min. 30 sec. east 45.00 feet to a point; thence north 4 degrees 30 min. 00 sec. east 595.91 feet to the point of beginning, containing 1.98 acres, more or less.