Prepared By & ReturnTo:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 105
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 12/31/01 14:41 3pgs
Fees:18.00 Taxes:324.86

20011231-0145128

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John M. Persinger, Sr.,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **James R. Moon, unmarried and James D. Hutton, married,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 28 **day of** November, **2001.**

John M. Persinger Sr.
JOHN M. PERSINGER, SR.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Mary T. Hurst, a Notary Public within and for said County and State, personally appeared **JOHN M. PERSINGER, SR.,** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the within named bargainor(s), and that they, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 28 **day of** November, **2001.**

Mary T Hurst
Notary Public
My Commission Expires: _____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$87,800.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

John D. Hutton

Affiant

Subscribed and sworn to before me this 28 **day of** November, **2001.**

Mary T Hurst

Notary Public

My Commission Expires: _____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: 106-13-100.00

ADDRESS NEW OWNER:

James R. Moon
2042 Hutton Drive
Nashville, TN 37210

SEND TAX BILLS TO:

Same

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Woodycrest, Section One of record in Plat Book 1835, Page 25, as amended by Surveyor's Certificate of Correction in Book 2029, Page 489, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the southerly margin of hutton Drive and extends back 231.5 feet on the easterly line and 207.3 feet on the westerly line to a dead line in the rear, measuring 113.8 feet thereon.

Being the same property conveyed to John M. Persinger, Sr. by Quitclaim Deed from John M. Persinger, Jr., an unmarried person dated August 28, 2001 and recorded August 29, 2001, Quitclaim Instrument No. 200108290093912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

(1010750/9)