Davidson County DEEDWARR
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Fees:13.00 Taxes:343.18
20020326-0036547

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2002028

804 486

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Carl E. Moore	(NAME) Same	Map 149-10, Parcel 87
(STREET ADDRESS) 4182 Knipfer Road	(STREET ADDRESS) 4185 Knipfer Rd.	
(CITY) Joelton (STATE) Tennessee (ZIP) 37080	(CITY) Joelton (STATE) Tn. (ZIP) 37080	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **RICKY W. SLOAN and wife, ELIZABETH A. SLOAN,** have this day bargained and sold, and do hereby transfer and convey unto the said **CARL E. MOORE and wife, CARLINE T. MOORE,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Ricky W. Sloan and wife, Elizabeth A. Sloan, by deed of record in Book 9843, page 887, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $92,750.00

Subscribed and sworn to before me this the 26th day of March, 2002.

Carl E. Moore
Affiant

My commission expires: 7/30/2005
(Affix Seal)

Kay B. Housch, Notary Public

This is improved property, known as 4182 Knipfer Road, Joelton, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26th day of March, 2002.

Ricky W. Sloan

Elizabeth A. Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICKY W. SLOAN and wife, ELIZABETH A. SLOAN,** the within named 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 26th day of March, 2002.

Kay B. Housch, Notary Public
My commission expires: 7/30/05

ENCUMBRANCES:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 9700, page 399, Register's Office, Davidson County, TN.
3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10482, page 793, Register's Office, Davidson County, Tennessee.
4. Subject to Storm Water Detention Agreement of record in Book 9836, page 624, Register's Office, Davidson Co, TN.

Exhibit "A"
Legal Description

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a nail in the centerline of Knipfer Road, the southwest corner of the property conveyed to James O. Fuqua, Jr. and wife, in a deed of record in Book 6831, page 392, Register's Office for Davidson County, Tennessee, thence South 86 deg. East 225.0 feet to an iron pin; thence North 4 deg. East 113.0 feet to an iron pin; thence South 86 deg. East 475.0 feet to an iron pin; thence South 6 deg. 53' West 228.1 feet to an iron pin; thence North 86 deg. West 645.0 feet to an iron pin; thence North 22 deg. West 100.0 feet to an iron pin; thence North 0 deg. 05' West 25.0 feet to the point of beginning.