Mail

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **July, 2002, by and between WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, hereinafter called Grantor, and PAT O. MOORE and JENNIFER L. MOORE, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, Grantor, does hereby bargain, sell, transfer and convey unto PAT O. MOORE and JENNIFER L. MOORE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 105 ORCHARD DRIVE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.
WITNESS the hand and seal of Grantor on the day and year first above written.

Trustee
WALTER H. CARTER, TRUSTEE OF THE
105 ORCHARD DRIVE TRUST
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/10/02 09:37 3pgs
Fees:18.00 Taxes:277.13

20020710-0082838

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, 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, at office, this **5th** day of July, 2002.

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

PAT O. MOORE and JENNIFER L. MOORE, HUSBAND AND WIFE

105 ORCHARD DRIVE
OLD HICKORY, TN 37138

Property Address:

105 ORCHARD DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

WALTER H. CARTER, TRUSTEE
3200 21st Ave, South
Ste 320
Nashville, TN 37212

Map & Parcel #: MAP 44-11, PARCEL 88

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jennifer Moore
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **July, 2002.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 187, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, Page 68, Register's Office for Davidson County, Tennessee: fronting 65.1 feet on Orchard Drive, containing 0.14 acres, more or less.

Subject to and/or reserving four special easements, two 5 feet for sewer for water, and one 10 feet wide for electric and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property therein conveyed for servicing easements, are expressly reserved to E. I. DuPont DeNemours and Company, a Delaware corporation, as per Deed of record in Book 1731, Page 572, Register's Office for Davidson County, Tennessee. If special easements are abandoned for the purpose for which the same have been dedicated, all rights hereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded Plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, by Warranty Deed from PATSY A HOLLAND, UNMARRIED, of record in BOOK 11379, PAGE 590, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 44-11, PARCEL 88).

2. All matters as set forth on the Plan of record in Plat Book 1424, page 68, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Utility easements as recited in Deed of record in Book 1731, page 572, and as shown on recorded plan.