Davidson County DEEDWARR
Recvd: 03/07/03 10:34 2pgs
Fees:13.00 Taxes:74.00
20030307-0030308

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:
Kenneth A. Moore
647 Devon Drive
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Numbers:
Map 83-13, Parcel 280

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Charles S. Williams**, the Grantor herein, has bargained and by these presents does transfer and convey unto **Kenneth A. Moore**, the Grantee herein and his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of the Lindsley Home Place, as of record in Plat Book 2, page 92, Chancery Court at Nashville.

Said Lot No. 49 fronts 50 feet on the Northerly side of Russell St. and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to James I. Williams by deed from Ruth Downs, a widow, of record in Book 1943, page 100, Register's Office for Davidson County, Tennessee. Upon the death of James I. Williams in 1989, title to said property vested by intestate succession in his surviving spouse, Helen Williams, and his surviving children, Charles S. Williams and Jennifer Williams. Upon the death of Helen Williams in 1990, Helen Williams' 1/3 undivided interest in and to said property vested by intestate succession in her surviving children, Charles S. Williams and Jennifer Williams. The said Jennifer Williams (now known as Jennifer Briggs) subsequently quitclaimed her 1/2 undivided interest in and to said property to Charles S. Williams and wife, Anita Hester Williams, by deed of record in Book 8859, page 160, said Register's Office. The said Anita Hester Williams Feller, formerly known as Anita Hester Williams, quitclaimed her interest in and to the subject property to Charles S. Williams by deed of record as Document No. 20021220-0157646, said Register's Office.

This is improved property known as 1415-A Russell St., Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for taxes for the year 2003 and subsequent years, easements and restrictions of record, and that certain unrecorded Order for Demolition or Removal of Structure from the Metropolitan Government of Nashville and Davidson County Department of Codes Administration dated December 18, 2002. Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever

defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 4th day of March, 2003.

Charles S. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna S. Pace, a Notary Public of said county, Charles S. Williams, the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 4 day of March, 2003.

Donna S. Pace
NOTARY PUBLIC

My Commission Expires:

5-30-2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $20,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth A. Moore

Subscribed and sworn to before me this 4TH day of March, 2003.

Donna S. Pace
NOTARY PUBLIC

My Commission Expires:

5-30-2004

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