RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 3rd day of March, 2003, by and between NORA LOUISE MOORE, A/K/A NORA MOORE, AN UNMARRIED WOMAN, TINA LOUISE MOORE, AN UNMARRIED WOMAN, and KENNETH RAY MOORE II, AN UNMARRIED MAN, hereinafter called Grantors, and HENRY L. THROWER and LORI A. THROWER, 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, NORA LOUISE MOORE, A/K/A NORA MOORE, AN UNMARRIED WOMAN, TINA LOUISE MOORE, AN UNMARRIED WOMAN, and KENNETH RAY MOORE II, AN UNMARRIED MAN, Grantors, do hereby bargain, sell, transfer and convey unto HENRY L. THROWER and LORI A. THROWER, 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 Grantors 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 5730 CLARKSVILLE HIGHWAY, JOELTON, TN 37088.

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

Grantors further covenant and bind themselves and their 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 hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 03/10/03 14:59 4pgs
Fees:23.00 Taxes:179.45

20030310-0031291

Nora Louise Moore by attorney in fact Tina L. Moore
NORA LOUISE MOORE, A/K/A NORA MOORE
Signature of Seller

Tina Louise Moore
TINA LOUISE MOORE
Signature of Seller

Kenneth Ray Moore II
KENNETH RAY MOORE II
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **TINA LOUISE MOORE**, the within named bargainor, 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 office in Davidson County, Tennessee, this 3rd day of **March, 2003.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **KENNETH RAY MOORE II**, the within named bargainor, 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 office in Davidson County, Tennessee, this 3rd day of **March, 2003.**

Notary Public

My Commission Expires: My Commission Expires

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

**ATTORNEY IN FACT**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this **3rd** day of **March, 2003** before me personally appeared TINA LOUISE MOORE, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NORA LOUISE MOORE, A/K/A NORA MOORE, and acknowledged that he/she executed the same as the free act and deed of said NORA LOUISE MOORE, A/K/A NORA MOORE, per Limited Power of Attorney of record in INSTRUMENT 20030310-0031290, recorded immediately prior hereto.

Witness my hand, at office, this **3rd** day of **March, 2003.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**HENRY L. THROWER and LORI A. THROWER, HUSBAND AND WIFE**

**5730 CLARKSVILLE HIGHWAY**
**JOELTON, TN 37088**

Property Address:

**5730 CLARKSVILLE HIGHWAY**
**JOELTON, TN 37088**

Person Responsible for Taxes:
Wells Fargo Home Mortgage
11301 Carmel Commons Blvd. #309
Charlotte, N.C. 28226

**Map & Parcel #: MAP 29, PARCEL 100**

## 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 **$48,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **March, 2003.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC DENISE C. ALLIS

RETURN TO:

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

# EXHIBIT 'A'

Land lying in the Fourteenth Civil District of Davidson County, Tennessee, by Bates Land Surveying, Jason A. Bates, Tennessee, RLS No. 2197, dated February 7, 2003 and being more particularly described as follows:

Beginning on a large wooden fence post (old) in the northern margin of State Route #112, said post being the southwest corner of Reinitz (DB #4430, PG #911) and the southeast corner of herein described tract:

Thence with the margin of aforementioned road N 39 deg, 57'01"W 207.90' to a large wooden fence post (old), said post being the southeast corner of Anderson & Woodard (D.B. #20011101, PG # 119431) and the southwest corner of herein described tract:

Thence with the line of Anderson & Woodard N40deg.30'00"E 241.47' to a metal fence post (old), said post being the northern most corner of the herein described tract:

Thence with the line of Reinitz (DB #4430, PG #911) S 03deg.53'27"W 343.78' to the point of beginning.

Being the same property conveyed to ROBERT E. MOORE, JR., by Warranty Deed, from RACHEL MOORE, of record in BOOK 3183, PAGE 589, Register's Office for Davidson County, Tennessee, subject to a condition that the property was not to be sold during Rachel Moore's lifetime. Rachel Moore died on 6-26-83. The said Robert E. Moore, Jr., subsequently died intestate on March 18, 1986, survived by his spouse, Nora Moore, and his son, Kenneth Ray Moore. Nora Moore and Kenneth Ray Moore subsequently executed a quitclaim deed to Lucien Dale, Trustee, who in turn conveyed all right, title and interest in and to said property to Nora Moore and Son Kenneth Ray Moore, as tenants in common, said Quitclaim Deed being of record in Book 6842, page 43, said Register's Office. Kenneth Ray Moore subsequently died intestate on 7-1-99, and his only heirs and next of kin were his wife, Tina Moore, and his son, Kenneth Ray Moore II, the Grantors herein.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 29, PARCEL 100).
2. Restrictions contained in deed of recrd in Book 3183, page 589 provides that subject property is to be used for residential purposes only.

3. Unrecorded easements for roads and utilities, if any.