WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

KAY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. David Moore	First Magnus Financial Group	Map 132-10, Parcel 15
(NAME)	(NAME)	
864 Battery Lane	5285 E. Williams Circle, Ste. 2000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Tucson, AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory E. Adkins, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **F. David Moore, and wife, Elise L. Moore**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the map of Oak Hill Subdivision, No. 1, as of record in Book 547, page 49, Register's Office for said County, and describe according to a survey made May 17, 1951, and revised May 22, 1952, by Geo. W. Watkins Surveyor, as follows:

Beginning at a point on the northerly margin of Battey Lane, 133 feet east of the southeast corner of the property conveyed to H. Wilson Estates and wife, by deed from Annie S. Benedict, of record in Book 2011, page 407, said Register's Office; thence with the margin of said Lane eastwardly, along a slight curve, 133.5 feet to an iron pin in the westerly margin of a proposed roadway; thence with the margin of said roadway, as shown on said survey, north 2 degrees 45' east 460 feet to an iron pin; thence north 70 degrees 30' west 131 feet to a point which is 131 feet easterly from the easterly line of the Estes property above mentioned; thence south 2 degrees 40' west 472 feet to the beginning.

Being the same property conveyed to Gregory E. Adkins by warranty deed of Gerald Hix Smith and wife, Nettie L. Smith of record in Instrument Number 20000908-0088992, Register's Office of Davidson County, Tennessee.

Said conveyance is subject to: 2003 County Taxes, which have been prorated with Grantee assuming payment thereof; Matters appearing on the Plan of record in Book 547, page 49, said Register's Office; Matters appearing on survey by Geo. W. Watkins; and easement of record in Book 6974, page 996, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 864 Battery Lane, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 28th day of May, 2003.

Davidson County DEEDWARR
Recvd: 06/02/03 13:56 2pgs
Fees:13.00 Taxes:666.00

20030602-0074708

Gregory E. Adkins, unmarried

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Gregory E. Adkins, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of May, 2003.

Commission expires: 6-16-04

Notary Public