Return to:
First Title and Escrow Company, Inc.
Box 9B
File number: 21185

Davidson County DEEDWARR
Recvd: 07/16/03 15:44 2pgs
Fees:13.00 Taxes:927.96
20030716-0099905

Prepared by:
~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42244**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,800.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

ERIN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
TIMOTHY E. MOORE et ux	Regions Bank	**155-3-D-25**
7028 Allens Lane	455 W. MAin Street	**9D-82939**
Nashville, TN 37221	Gallatin, TN 37066	

FOR AND IN 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 **CLARENCE JAMES WILKES, JR., and wife, JANET BALDWIN WILKES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY E. MOORE and wife, ERIN E. 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, TN, being Lot No. 25 on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence James Wilkes, Jr., and wife, Janet Baldwin Wilkes, by deed from Zaring Homes, Inc., of record in Book 10288, Page 972, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) **2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);**
2) **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and**
3) **Declaration of Covenants, Conditions, By-Laws and Restrictions for Allens Green Homeowner's Association, Inc., of record in Book 9231, page 789, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (s) is exempt under title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); and**
4) **Dedication of common area to Allens Green Homeowner's Association, Inc., of record in Book 11411, page 193, Register's Office for Davidson County, Tennessee; and**
5) **Charter of Incorporation of Allens Green Homeowner's Association, Inc., of record in Book 9231, page 825 (Exhibit "C" to DCCR), Register's Office for Davidson County, Tennessee; and**
6) **All matters appearing on the Plan of record in Plat Book 9700, page 109, Register's Office for Davidson County, Tennessee.**

Unimproved
This is Improved (X) 7028 Allens Lane, Nashville, Tennessee 37221

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 OUR HANDS THIS 11th DAY OF JULY, 2003.

Clarence James Wilkes

CLARENCE JAMES WILKES, JR.

Janet Baldwin Wilkes

JANET BALDWIN WILKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within name CLARENCE JAMES WILKES, JR., and wife, JANET BALDWIN WILKES, the 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 the 11th day of July, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06