Davidson County DEEDWARR
Recvd: 01/29/04 14:03 3pgs
Fees:18.00 Taxes:259.00
20040129-0011270

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
John F. Trudel, et ux.	1129 Chester Street	Owner	072-140
	Nashville, TN		070.00
			27W 145 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **ROBERT N. MOORE JR.,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **JOHN F. TRUDEL AND WIFE, ANNE L. TRUDEL,** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Beginning at the northwest corner of Chester, formerly Chesterfield Avenue, and Chapel Avenue; thence with the northerly margin of Chester Avenue westwardly 62.5 feet to a point 12.5 feet east of the corner of Lot Nos. 11 and 12, and running back between parallel lines 132 feet to a dead line measuring 62.5 feet.

Being the same property conveyed to Robert N. Moore Jr. by deed from James T. Oglesby, Trustee, of record in Book 10950, page 939, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD 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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by taxes for the year 2004 which will be prorated as of date of deed and paid by Grantees when due; matters

appearing on the Plan of record in Book 421, page 5, Register's Office of Davidson County, Tennessee; any and all written and/or oral unrecorded leases affecting said property; all existing highway, roadway and utility easements; applicable building and zoning regulations; rights of parties in possession, if any; all matters of record affecting the subject property and such state of facts as an accurate survey would disclose.

And Grantor does further covenant and bind himself, his heirs, representatives, successors and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of January, 2004.

ROBERT N. MOORE JR.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Jessica B. Cunningham, the undersigned, a Notary Public, in and for said State and County, **ROBERT N. MOORE JR.,** 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 Brentwood, Tennessee, this the 23rd day of January, 2004.

Jessica B. Cunningham
NOTARY PUBLIC

JESSICA B. CUNNINGHAM
Notary Public At Large
WILLIAMSON COUNTY, TN

My commission expires:
May 17, 2006

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

John F. Turnbull

Sworn to and subscribed before me this the 23 day of June, 2006.

NOTARY PUBLIC

BRYAN GREEN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires:
8-23-06