Davidson County DEEDWARR
Recvd: 02/13/04 10:05 3pgs
Fees:18.00 Taxes:295.63
20040213-0017273

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
53-7/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

James G. Frogge
Affiant

Subscribed and sworn to before me this the 12th day of February, 2004.

Notary Public

My Commission Expires: 3/24/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

James G. Frogge
(Name)

215 Brookeside
(Street Address)

Old Hickory, TN 37138

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Moore and wife, Linda Moore,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **James G. Frogge and wife, Catherine J. Frogge,** hereinafter collectively referred to as the "Grantee," their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 2206 Old Hickory Boulevard
Old Hickory, TN 37138

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and shall be paid by Grantee. This conveyance is subject to the terms and conditions of the Order Granting Default Judgment in favor of Grantor, appearing of record at Instrument No. 20030401-0042856, Register's Office for Davidson County, Tennessee, extending the ingress and egress easement referenced therein.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that they 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 Grantor does further covenant and bind themselves, their heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused their names to be affixed hereto on this 12th day of February, 2004.

Grantor:

John Moore

Linda Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, **John Moore and wife, Linda Moore**, 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, at office, this 12th day of February, 2004.

Notary Public

My commission expires: 3/24/05

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being in the 4th Civil District of what is known as Dupontonia, described as follows: BEGINNING at a point in the southerly right of way line of the Tennessee Central Railway Company's Old Hickory main track, said point being 100 feet West of the West line of 24th Street in DuPontonia if produced and 50 feet Southerly at right angles to the center line of said Old Hickory main track; thence in a westerly direction 50 feet from and parallel to the center line of said Old Hickory main track 150 feet to a point; thence at right angles in a northerly direction 38-1/2 feet, more or less, to a point that is 11-1/2 feet South of the center line of said main track; thence at right angles in an easterly direction 11-1/2 feet from and parallel to the center line of said track 150 feet to a point; thence at right angles in a southerly direction 38-1/2 feet more or less to the point of beginning.
TRACT NO. 2: BEING an easement interest in the 4th Civil District of Davidson County, Tennessee, in what is known as DuPontonia described as follows: An easement for ingress and egress appurtenant to and benefiting Tract No. 1 as granted by the Tennessee Central Railway Company and described more specifically as follows: An easement over its property from the West line of 24th Street in DuPontonia, Tennessee 10-feet wide by 100 feet long westerly along the South right of way line.

Being the same property conveyed to John Moore and wife, Linda Moore by Deed of Record in Book 8865, page 192, Register's Office for Davidson County, Tennessee.