PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/01/04 10:47 2pgs
Fees:13.00 Taxes:995.30
20040401-0036708

W & I Ref:(_____) Title No: 45400
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Larry D. Mathis Sharon K. Mathis 7624 River Road Pike Nashville, Tennessee 37209	Same

TAX MAP-PARCEL NUMBERS: 089-00-055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersignedLester L. Moore, Sole Remaining Trustee with Full Power of the Lester L. Moore and wife, Sybil N. Moore, Trustees U/A/D October 31, 1997 of the Moore Joint Revocable Living Trust Agreement and any Successors in Trust and any Amendments thereto, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry D. Mathis and spouse, Sharon K. Mathis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Tract No. 1 of Beautiful View of record in Plat Book 8250, page 248, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly right of way of River Road being the southwest corner of the C. L. Pickney property of record in Book 7531, page 466; thence along the right of way of River Road South 25 degrees 52 min. 09 sec. West 200.00 feet to an iron pin being the southeast corner of tract No. 2; thence north 64 deg. 07 min. 51 sec. West 450.00 feet to an iron pin; thence north 49 deg. 12 min. 57 sec. West 425.55 feet to an iron pin located in the westerly boundary line of the Pickney property; thence south 69 deg. 33 min. 00 sec. East 467.00 feet to an iron pin; thence south 70 deg. 48 min. 04 sec. East 400 feet to an iron pin, being the point of beginning containing 2.50 acres more or less according to a survey of Kenneth W. Morton, Tennessee Reg. No. 623 dated 11/15/93, together with and subject to an easement for driveway purposes of record in Book 9246, page 420, said Register's Office.

Being the same property conveyed to Lester L. Moore and wife, Sybil N. Moore by deed from Treva A. Collins, of record in Book 9246, page 420, said Register's Office. By Quitclaim Deed of record in Book 10667, page 483, said Register's Office, subject property was conveyed to Lester L. Moore and wife, Sybil N. Moore, Trustees U/A/D October 31, 1997 of the Moore Joint Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto. Sybil N. Moore has since died, thereby leaving Lester L. Moore as Sole Trustee, with Full Power, as setout in Article XIV(A) of said Trust Agreement of Record in Book 10667, page 419, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 248, said Register's Office, 20 foot easement for water and sewer purposes along the front line(s); An area to be used for building site; Areas for subsurface sewage disposal systems are labeled areas 1 & 2, and Health Department Notes as shown on said plan; Water Easement of Record in Book 5227, page 912, and Re-recorded in Book 5232, page 235, said Register's Office; The Restrictions of record in Book 9246, page 420, said Register's Office, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7624 River Road Pike, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2004.

Lester L. Moore, sole remaining Trusteee with Full Power

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2004 , before me the undersigned authority, personally appeared Lester L. Moore, sole remaining Trusteee with Full Power of the Lester L. Moore, Sole Remaining Trustee with Full Power of the Lester L. Moore and wife, Sybil N. Moore, Trustees U/A/D October 31, 1997 of the Moore Joint Revocable Living Trust Agreement and any Successors in Trust and any Amendments, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public