Box 13 #7679

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David O. Peden	First Horizon Home Loan Corp	83-03-148
(NAME)	(NAME)	
2104 Carter Avenue	5775-E Glenridge DR. Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Atlanta, GA 30328	
(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, ELISE L. MOORE AND HUSBAND, DAVID MOORE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID O. PEDEN, UNMARRIED, 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 the westerly part of Lot No. 53 on the Plan of W.S. Ashworth's Subdivision of Lots Nos. 47, 48, 49, and 50 of the Town of Brownsville as of record in Book 161, page 153, Register's Office for said County, and described as follows:

Beginning on the south margin of Carter Street at the northwest corner of said lot; thence easterly along Carter Street 50 feet; thence at right angles of said street, southerly 154 feet, more or less, to the northerly margin of an alley; thence westerly along said alley 10 feet, more or less, to the northerly margin of the right-of-way of the Lewisburg and Northern Railroad; thence westerly along said right-of-way 54 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 120 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth G. Burton and Elise L. Moore, joint tenants with the rights of survivorship, by deed of record in Instrument No. 20010417-0037622, Register's Office for Davidson County, Tennessee. The said Elizabeth G. Burton has since deceased with her interest passing to Elise L. Moore.

This conveyance is subject to (1) 2004 property taxes which have been prorated and assumed by Grantee; and (2) all matters shown on the plan of record in Book 161, 153, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2104 Carter Avenue, Nashville, TN 37206

(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 31st day of March, 2004.

Elise L. Moore
Elise L. Moore
BY: Karen Childs, Attorney-in-Fact

David Moore
David Moore
BY: Karen Childs, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 04/12/04 14:51 2pgs
Fees:13.00 Taxes:275.65

20040412-0041016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Childs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Elise L. Moore and husband David Moore, the bargainor, and who acknowledged that she executed the same as the free act and deed of Elise L. Moore and David Moore.

Witness my hand and Official seal on this 31st day of March, 2004.

Comm. Expires: 5/23/06

Brenda S. Lane
Notary Public

