Davidson County DEEDWARR
Recvd: 06/02/04 12:33 2pgs
Fees:13.00 Taxes:407.00

20040602-0064471

WARRANTY DEED

P-CBB-04-918

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Kendall Moore
Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendall Moore	First American National Bank	
918 Benton Avenue (ADDRESS)	PO Box 397 (NAME) (ADDRESS)	105-9-404-16W-17135
Nashville, Tennessee 37204 (CITY) (STATE) (ZP)	Iuka, MS 38852 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN A. FARRAR, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENDALL MOORE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet front and easterly 52.7 feet rear of Lot No. 42 on the Map of Waverly Place, as of record in Book 57, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the northerly side of Arthington or Benton Avenue and runs back between lines 234 feet on the easterly line and 230 feet, more or less, on the westerly lines, to an alley in the rear, measuring 52.7 feet thereon. *

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*** Being the same property conveyed to John A. Farrar, unmarried, by deed from Shannah V. Farr, unmarried, of record in Book 11058, page 916, Register's Office for Davidson County, Tennessee.**

unimproved ( )
This is improved (X) property, known as 918 Benton Avenue, Nashville, Tennessee 37204
(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/our hand(s) this 15th day of May, 2004.

John A. Farrar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named John A. Farrar , unmarried , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of May, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800