24-1-279

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/12/04 12:33 2pgs
Fees:13.00 Taxes:727.05

20040712-0082560

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **July, 2004** by and between **Alfred J. Heyman, unmarried** , herein after referred to as GRANTOR, and **Jason R. Moore and wife, Mary Sevier Moore** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 47, on the Plan of Section 1, West Meade Highlands, of record in Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee.

SAID Lot No. 47 fronts 95.5 feet on the northerly margin of Percy Warner Boulevard, and extends back 132.0 feet on the easterly line and 222.7 feet on the westerly line to a dead line in the rear, measuring 127.36 feet thereon.

Being the same property conveyed to Alfred J. Heyman, unmarried, by Warranty Deed from Herman Hunt and wife, Goldie Hunt, dated June 30, 1989 of record in Book 7880, page 102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of West Meade Highlands, of record in Book 3700, Pages 69 and 70; Restrictions contained in instrument of record in Book 4025, page 420; Waterline and access easement contained in instrument of record in Book 3930, page 192; All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 847 Percy Warner Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Alfred J. Heyman
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Alfred J. Heyman, unmarried** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **July, 2004.**

Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires:_____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Jason R. Moore and Mary Sevier Moore
847 Percy Warner Boulevard, Nashville, TN 37205

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive 400, Franklin, TN 37067

Map and Parcel--129.15-070.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$196,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **July, 2004.**

Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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