PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/19/04 08:16 2pgs
Fees:13.00 Taxes:976.80
20040719-0085541

W & I Ref:(_____) Title No: 45704
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Deery Caroline Deery 6110 Fire Tower Rd. Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 113-200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$264,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher S. Moran and spouse, Mary K. Moran,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Deery and spouse, Caroline Deery** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Franklin County, Tennessee, described as follows: **To Wit:**

Land in the Twenty-third Civil District of Davidson County, Tennessee, and located on the West margin of Fire Tower Road and East of Buffalo Road and being Tract 5 as shown on an unrecorded plat of the Hilda Prescott property, performed by James Jeffers Jr. RLS Tennessee Number 1270, of Jeffers Engineering dated June 13, 1987, and being more particularly described as follows:

Beginning on an iron pin located on the northerly margin of Fire Tower Road (which has a 50 foot wide utility and ingress and egress easement) and said pin being the Northeast corner of the herein described tract and the Southeast corner of Ashworth as evidenced in Deed Book 5480, Page 509 in the Register's Office of Davidson County, Tennessee (RODC), Thence;

Leaving said margin and along the centerline of Fire Tower Road an along the East line the herein described tract S 24-58-05 W distance of 525.00 feet to an iron pin, thence;

Leaving the centerline of said road and along the South line of the herein described Tract N 77-40 14 W a distance of 471.48 feet to an iron pin set in concrete in the East line of Whitfield as evidenced in Deed Book 5221, Page 895(RODC), Thence;

Along the common line of Whitfield and the herein described Tract N 05-28-30 E a distance of 402.02 feet to an iron pin in the South line of Ashworth, Thence;

Along the common line of Whitfield and the herein described Tract S 87-49-05 E a distance of 644.51 feet to an iron pin, the beginning, containing 5.74 acres more or less according to a survey by James Jeffers Jr. RLS, Tenn. No. 1270 of Jeffers Engineering dated 6-13-87

Being the same property conveyed to Christopher S. Moran and wife, Mary K. Moran by deed from Eugene Blake and wife, Mary P. Blake of record in Book 10228, Page 526, Register's Office for Davidson County.

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; utility easement to the Harpeth Valley Utilities District of record in Doc. No. 200003200028390, said Register's Office. Grant of Easement for a 50 foot common easement for ingress and egress and utility and drainage purposes of record in Book 8668, Page 869, as amended in Book 8895, Page 855 together with and subject to a 50 foot easement for ingress and egress record in Book 8668, Page 869, said Register's Office, as amended in Book 8895, Page 855, said Register's Office,

rerecorded in Book 8917, Page 210, said Register's Office. Said amendment creates an association formed for the purpose of maintenance and improvement of said easement and rerecorded in Book 8917, Page 210.

This is improved property, known as: 6110 Fire Tower, 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 29th day of June, 2004.

Christopher S. Moran

Mary K. Moran

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2004 , before me the undersigned authority, personally appeared Christopher S. Moran Mary K. Moran , 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 $264,000.00

Affiant

Sworn and subscribed before me this the 29th day of June, 2004

My Commission Expires: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Notary Public

Wldoc: Deed Wty—12/92