Bk 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 09:00 2pgs
Fees:13.00 Taxes:738.15

20040719-0085608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

John H. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/15/04.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 | Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole A. Schneider (NAME)	SAME (NAME)	160-15-0-A
102 Hearthstone Manor Circle (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	002.00 CO
Brentwood, TN 37027 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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,

John H. Moore and wife June Kay Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carole A. Schneider

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING Unit No. 10 on the Plan of Hearthstone Manor, Phase I, Revised, a Planned Unit Development, of record in Book 6250, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and detailed description.

Being the same property conveyed to John H. Moore and wife, June Kay Moore, by deed from Radnor Homes, Inc., dated February 12, 1987, recorded February 13, 1987, of record in Book 7137, page 79, Register's Office for Davidson County, Tennessee

Subject to the following: easements, setback lines and restrictions noted on Plat of record at Book 6250, page 398, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county taxes were prorated as of date of deed and assumed by Grantee.

This is unimproved ( )
improved (X) property, known as 102 Hearthstone Manor Circle (House Number/Street) Brentwood (City/Town) TN (State) 37027 (Postal Code)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our **hand** 5 **this** 15th **day of** July **, 2004**

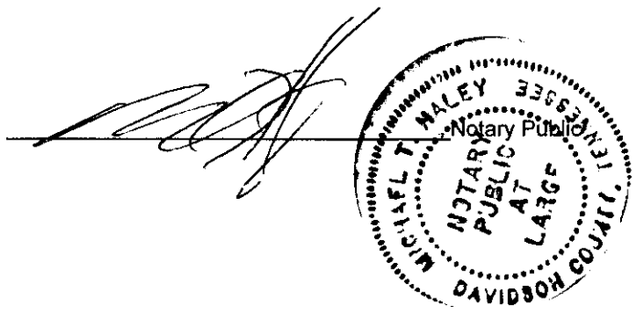
John H. Moore
JOHN H. MOORE

June Kay Moore
JUNE KAY MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John H. Moore and wife June Kay Moore** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **TN**, this **07/15/04**.



Notary Public

Commission Expires: 9/25/04