Box 13
8494

08/11/04 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Davidson County DEEDWARR
Recvd: 08/25/04 12:18 3pgs
Fees:18.00 Taxes:312.65
20040825-0102829

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

LIMITED WARRANTY DEED

Address New Owner(s) as follows: LEONEL JANDRES, 1527 Antioch Pike, Antioch TN 37013

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map/Parcel Nos. 148-3-54, Field Book No. 5DU 12386

For and in consideration of the sum of **EIGHTY FOUR THOUSAND FIVE HUNDRED ($84,500.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **BETTY FELURE**, Personal Representative of the Estate of **MARY C. MOODY**, deceased, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **LEONEL JANDRES**, his heirs and assigns, hereinafter referred to as Grantee, a certain parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

unmarried

This is **improved** property, known as 1527 Antioch Pike, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **LEONEL JANDRES**, his heirs assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real

unmarried

estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of August 2004.

Betty Felure

BETTY FELURE, Personal Representative under the Last Will and Testament of MARY C. MOODY, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **BETTY FELURE, Personal Representative under the Last Will and Testament of MARY C. MOODY, deceased,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she was the duly appointed, qualified and acting Personal Representative of said Estate and authorized to execute the foregoing instrument for the Estate and has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of August 2004.

Howard M Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $84,500.00.

Leonel Jandres Affiant

Subscribed and sworn to before me this 19th day of August 2004.

Beth Triplett Notary Public

My commission expires 5/28/04

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

EXHIBIT A

1527 Antioch Pike, Antioch,
Davidson County, Tennessee
Map/Parcel No. 148-3-54
Field Book No. 5DU 12386

Land in Davidson County, Tennessee, being **Lot No. 314** on the Plan of Cherokee Hills, Section III, as of record in Book 3500, page 79, Register's Office for said County.

Said Lot No. **314** fronts 80 feet on the southerly side of Antioch Pike and runs back 155.0 feet on the easterly line and 159.5 feet on the westerly line to a dead line in the rear on which it measures 70.4 feet.

Being the same real property conveyed to **Grady Moody and wife, Mary S. Moody,** by Installment Deed from **Harold G. Kirkpatrick and wife, Sarah D. Kirkpatrick**, recorded in Book **4588**, page **898**, Register's Office for **Davidson** County, Tennessee.

The said Grady Moody predeceased Mary C. Moody on 04 April 2002.

The said Mary S. Moody, Mary C. Moody and Mary Sue Moody were one and the same person.

The said Mary C. Moody died 29 March 2004, leaving a Last Will and Testament which was admitted to probate on 12 May 2004, in the matter of the Estate of MARY C. MOODY, deceased, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Case No. **04P-740.**

This conveyance is executed by Betty Felure, Personal Representative under the Last Will and Testament of MARY C. MOODY, deceased, pursuant to Order admitting Will to probate as shown in Volume No. **5625/1500799**, and the Last Will and Testament of MARY C. MOODY, deceased, recorded in Volume No. **5625/1500814**, both Office of the Probate Court Clerk, Davidson County, Tennessee.