Box 52

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/04 11:50 2pgs
Fees:13.00 Taxes:314.50

20040914-0110767

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2004

Notary Public:

DAVE ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires December 19, 2004

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andrew Mohr	NEW OWNER	Map 53
1102 Riverside		Group 3
Old Hickory, TN 37138		Parcel 168

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

Janice Lewis and Joyce Munford and Constance McAlister

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Andrew Mohr and wife, Shelley Mohr

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 234, on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lucile J. McAlister, a 99% interest, and with rights of survivorship as among them, Janice Lewis, a 0.5% interest, Joyce Munford, a 0.25% interest and Constance McAlister, a 0.25% interest, by Quitclaim Deed from Lucile J. McAlister, of record in Instrument 20030207-0017155, said Register's Office. See also Warranty Deed of record in Book 2014, Page 334, said Register's Office. The said Lucile J. McAlister now being deceased.

This conveyance is subject to Restrictions of record in Book 2014, Page 334, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 67, said Register's Office; and (3) Utility Easements of record in Book 2014, Page 334 and Instrument 20030207-0017155, said Register's Office.

Power of Attorney of record in Instrument 20040914-0110766, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1301 Hadley Avenue, Old Hickory, TN 37138

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 our hands this 13th day of September, 2004.

Janice Lewis
Janice Lewis

Joyce Munford
Joyce Munford

Constance McAlister by
Constance McAlister Joyce Munford, POA
By: Joyce Munford, Attorney-in-Fact

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 Janice Lewis and Joyce Munford, 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, Tennessee, this 13th day of September, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Joyce Munford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Constance McAlister as her Attorney-in-Fact, as the free act and deed of the within named Constance McAlister.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of September, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY, TENN.