Davidson County DEEDWARR
Recvd: 12/15/04 15:36 2pgs
Fees:13.00 Taxes:177.60
20041215-0149416

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Aundra R. Moore, et ux<br>633 Netherlands Drive<br>Hermitage, TN 37076 | Same as New Owner | Map 31<br>Parcel 135 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GENE F. MARTIN, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto AUNDRA R. MOORE and wife, MARSHA K. MOORE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Bill Wiggs Lots of record in Plat Book 8250, page 232, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Gene F. Martin by deed from Randall Tarpey and wife, Penny Tarpey, of record in Instrument No. 20010705-0071809, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4856 Lickton Pike, Whites Creek, TN 37189.

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, I, the GRANTOR do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTOR, at closing.

2. Subject to Restrictive Covenants contained in the deed of record in Book 9190, page 381, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 8250, page 232, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

GENE F. MARTIN, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENE F. MARTIN, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of December, 2004.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of December, 2004.

NOTARY PUBLIC

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE