Box 44 CL

Davidson County DEEDWARR
Recvd: 02/04/05 14:47 3 pgs
Fees:18.00 Taxes:407.00
20050204-0013451

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $110,000.00. Cora J. Craven Affiant Subscribed and sworn to before me, this 2nd day of February, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Cora J. Craven
105 Leake Avenue, #93
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map, Parcel Number:
116-13C-93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN WARD MOORE, JR.,, MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CORA J. CRAVEN, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Apartment No. 93 in Belle Meade Tower, recorded in Book 4175, page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Parking Space No. 45 in the garage is attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to John Ward Moore, Jr. by deed from Bruce Rainey and Tamra Rainey, of record as Instrument No. 20041108-0134296, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of John Ward Moore, Jr. or his spouse.

This conveyance is made subject to:

1. Metro or special taxes and assessments required to be paid in the year 2005 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 4175, page 159, as revised in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4469, page 530 and further amended by instrument of record in Book 4494, page 489, and Book 4631, page, page 407, and Book 4631, page 410 and Book 4851, page 950, and Book 5046, page 828, Register's Office for Davidson County, Tennessee, to which reference is hereby made, and further amended as Instrument No. 200006140059221; Instrument No. 200008030076841; Instrument No. 20030725-0104241 and as Instrument No. 20030902-0126376, Register's Office for Davidson County, Tennessee.

4. Easement granted H.B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

5. A building clearance easement of two feet in width was granted A.J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

7. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, page 594, Register's Office for Davidson County, Tennessee.

9. Right-of-way & Easement granted to Bell South Telecommunications, of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

10. Easement for Memo of Lease of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

11. Rights of others in and to the common elements.

This is improved property known as 105 Leake Avenue, #93, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of February, 2005.

JOHN WARD MOORE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN WARD MOORE, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of February, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007