04-163

WARRANTY DEED

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Jarvis (NAME)	Guaranty Trust Company (NAME)	MAP 44-15
703 Hadley Ave. (ADDRESS)	640 Broadmor, Suite 100 (ADDRESS)	PARCEL 35.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND 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, Randal W. Moore and wife, Dawn A. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Jarvis and John J. Jarvis III, Both Unmarried

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:

Property located at: 703 Hadley Ave, Davidson County, Old Hickory, TN 37138
AND:

Land in Davidson County, Tennessee, being Lot No. 129, Section "A" Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee; fronting 55.0 feet on Hadley Ave. and containing 0.13 acres, more or less.

SUBJECT to and/or reserving one (1) 10ft. wide permanent easement for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the GRANTOR. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Randal W. Moore and wife, Dawn A. Moore by deed dated 10-27-99, from Ernestine J. Allen and Cornelia J. Winn Co-Executrices under the Last Will and Testament of Effie M. Green Jenkins, deceased, filed for record on 11-03-99, in Book 11730, page 206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 1424, page 68, said Register's Office, including any restrictions ancillary thereto (2)Restrictive covenants of record in Book 1424, page 68, said Register's Office. (3) Easement contained in instrument of record in Book 1424, page 68, said Register's Office. (4) zoning regulations; (5) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 703 Hadley Ave., Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 9th day of March 2006

Randal W. Moore

Dawn A. Moore

Davidson County DEEDWARR
Recvd: 03/14/06 14:37 2 pgs
Fees:13.00 Taxes:301.55

20060314-0029350

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 Randal W. Moore and wife, Dawn A. 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 Old Hickory, Tennessee, this 9th day of March, 2006.

Commission expires 5/30/07

Notary Public

NOTARY PUBLIC AT LARGE
FRANCINE R. JOHNSON
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public