WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/06 15:40 2 pgs
Fees:13.00 Taxes:999.00

20060619-0073149

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 2006

NOTARY PUBLIC
Notary Public
Sandi McCloud
My Commission Expires
July 24, 2008
STATE OF TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Moore	SAME	MAP 105-09
(NAME)	(NAME)	
1017 Bate Avenue		PARCEL 258
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(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, George D. Hogan and Azell Futrell, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick Moore

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:

LAND in Davidson County, Tennessee, being all of Lot No. 24 and the Westerly 7 feet of Lot No. 25, in W.S. Criddle's Subdivision of Lot No. 1 on the Lawrence Property in the Old Tenth Civil District of Davidson County, a plat of which subdivision is recorded in Book 57, Page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 and the said part of Lot No. 25 adjoin and front together 57 feet on the Southerly side of Bate, formerly Cleveland Avenue, in the City of Nashville and together runs back Southwardly between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to George D. Hogan, Married and Azell Futrell, Unmarried by Warranty Deed dated February 21, 1984 from Fidelity Federal Savings and Loan Association of Tennessee, of record in Book 6234, Page 554, Register's Office for Davidson County, Tennessee. And being further conveyed to George D. Hogan, Unmarried and Azell Futrell, unmarried by Quitclaim Deed from George D. Hogan, Evelyn Hogan and Azell Futrell, of record in Book 7469, Page 167, Register's Office for Davidson County, Tennessee, dated February 11, 1988.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This is improved (X) unimproved ( ) property, known as 1017 Bate Avenue, Nashville, TN 37204
(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 15th day of June, 2006

George D. Hogan

Azell Futrell

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 George D. Hogan and Azell Futrell, both unmarried

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 Goodlettsville Tennessee, this 15th day of June 2006

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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