PICK-UP

Davidson County DEEDQC
Recvd: 02/06/07 15:04 3 pgs
Fees:17.00 Taxes:0.00
20070206-0015660

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

QUIT CLAIM DEED

KATHY HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melody W. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2007.

Kathy Hancock
Notary Public

MY COMMISSION EXPIRES My Commission Expires MAR. 29, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
MELODY WOOLWINE MOORE	**SAME**	**147-2-70** **6D-21880**

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, **I, ROBERT E. MOORE, as to my one-half interest**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **MELODY WOOLWINE MOORE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot 334 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for said County.

Said lot fronts 100 feet on the south side of Binkley Drive and runs back 195.2 feet on the west line and 183.9 feet on the east line to a dead line on which it measures 60 feet.

BEING the same property conveyed to Ernest O. Moore and wife, Susie Mae Moore by deed from James C. Jones, Jr., and wife, Grace K. Jones of record in Book 4200, page 1, Register's Office for Davidson County, Tennessee. The said Ernest O. Moore and Susie Mae Moore have both died, Ernest O. Moore having died first. The estate of Susie Mae Moore, probated with no will in Case No. 01P 1625, Davidson County, Tennessee, lists two heirs: Robert E. Moore and Barbara Ann West.

Unimproved ( )
This is improved (X) property known as 323 Binkley Drive, Nashville, Tennessee 37211-4459

WITNESS my hand this 6th day of February, 2007.

Robert E Moore
ROBERT E. MOORE

KATHY HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 ROBERT E. MOORE, the bargainor, 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 and official seal at Nashville, Tennessee, this the 6th day of February, 2007.

Kathy Hancock
NOTARY PUBLIC

KATHY HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 20, 2010

BOOK 4200 PAGE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest O. Moore et ux	Murphree Mortgage Co.	6D-21880
(NAME) 323 Binkley Drive	(NAME) 3rd Avenue, N. at Union St.	Map 147-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par 70
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Ernest O. Moore and wife, Susie Mae Moore hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James C. Jones, Jr., and wife, Grace K. Jones hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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 334 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for said County.

Said lot fronts 100 feet on the south side of Binkley Drive and runs back 195.2 feet on the west line and 183.9 feet on the east line to a dead line on which it measures 60 feet.

Being the same property conveyed to James C. Jones, Jr., and wife, Grace K. Jones, by deed from The Kennedy Corp. as of record in Book 3278, page 469, Register's Office for said County.

This conveyance is made subject to a first mortgage of record in Book 3275, page 307, said Register's Office, and said mortgage was later assigned in Book 3276, page 520, said Register's Office, and said mortgage is being collected by Murphree Mortgage Co., Nashville, Tenn.

There are restrictive covenants of record in Book 1788, page 108, and Book 3164, page 222, said Register's Office. There is a Plan of Record in Book 2900, page 131, which shows a 10 foot easement for public utilities along the south rear line, and a 30 foot setback line from Binkley Drive.

This is { } unimproved { } improved property, known as 323 Binkley Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 the 21st day of December, 19 67

James C. Jones Jr.

Grace K. Jones

STATE TAX $ 2.40
PROBATE 50
TOTAL $ 2.45

DEC 27 1967 PAID DEC 27 1967

STATE OF TENNESSEE, Davidson County

Personally appeared before me, Tom G. Coleman, a Notary Public in and for said County and State, the within named James C. Jones, Jr. and Grace K. Jones, husband and wife, DAVIDSON COUNTY, TENN. the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 19 67

Commission expires NOV. 27, 1968

Tom G. Coleman
NOTARY PUBLIC

WARRANTY DEED

FROM James C. Jones, Jr., et ux

TO Ernest O. Moore et ux

12th Ave. S. & Woodland

THIS INSTRUMENT WAS DRAWN BY TOM G. COLEMAN, JR., Atty. 1220 STAHLMAN BLDG. NASHVILLE, TENN. 37201

TITLE COMPANY, INC.

Mail To

01111

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY STATE OF TENN

DEC 27 3 59 PM '67

NOTED: BOOK 118 PAGE 53

RECORDING FEE $ 3.00

DEP. REG:

37211-4459