WARRANTY DEED

ZANA C. PETTY
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 $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2009

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Regina Kay Moore	NEW OWNER	Parcel ID:
14144 Old Hickory Blvd.		18100014800
Antioch, TN 37013		

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, we

Gerald W. Kaye and wife, June M. Kaye

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Regina Kay Moore MARRIED
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 located in the 5th Civil District of Davidson County, Tennessee, and being described as Tract No. 1 on an unrecorded survey of the Jacey A. Moore, Jr. lands, by John B. Rainey, Surveyor #823, dated August 14, 1978, known as Job No. 78-123, and described as follows:

BEGINNING at an iron pin on the westerly margin of Pettus Road, said point of beginning, being the southeast corner of this tract and in the northerly line of the Elmo Murray Potts property of record in Book 4037, page 359, RODC, Tennessee; thence leaving the margin of said Pettus Road and with the northerly line of said Potts' property, North 64 deg. 30' 23" West 535.0 feet to an iron pin; thence with Potts westerly line South 16 deg. 45' 10" west 281.50 feet to an iron pin, said iron pin being in the line of the E. F. Davis property of record in Book 4241, page 841, RODC, Tennessee; thence with Davis' northerly line North 75 deg. 12' 48" West 85.0 feet to an iron pin; thence with Davis' westerly line South 15 deg. 47' 21" West 231.99 feet to an iron pin; thence leaving Davis' line North 86 deg. 00' 50" West 255.14 feet to an iron pin; thence North 3 deg. 59' 11" East 275.0 feet to an iron pin; thence North 55 deg. 52' 09" East 528.46 feet to an iron pin; thence South 69 deg. 19' 40" East 630.68 feet to an iron pin set on the westerly margin of the aforesaid Pettus Road; thence with the margin of said rad South 33 deg. 28' 41" West 150.0 feet to the point of beginning.

Being the same property conveyed to Gerald W. Kaye and wife, June M. Kaye, by Warranty Deed dated April 17, 1998, of record in Book 10892, page 515, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5347, Page 62, Register's Office for said County.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees.

Power of Attorney of record in Instrument 20090811 00 75591, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 6185 Pettus Road, Antioch, TN 37013

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.

BILL GARRETT, Davidson County,
Trans:T20090054838 DEEDWARR
Recvd: 08/11/09 13:36 2 pgs
Fees:13.00 Taxes:277.50
20090811-0075592

Witness our hands this 10th day of August, 2009.

Gerald W. Kaye by Kristine Kaye A/F
Gerald W. Kaye

June M. Kaye by Kristine Kaye A/F
June M. Kaye

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, Kristine Kaye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Gerald W. Kaye and June M. Kaye as his/her/their Attorney in Fact as the free act and deed of the within named Gerald W. Kaye and June M. Kaye.
Witness my hand and official seal at Nashville, Tennessee the 10th day of August, 2009.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.