Davidson County DEEDWARR
Recvd: 09/14/00 16:14 3pgs
Fees:15.00 Taxes:810.13
20000914-0091663

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Tennessee Title & Escrow Co.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632
Box # 26A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 31 day of August, 2000.

Notary Public
My Commission Expires: 1/30/02

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Philip L. Rockwell, Jr.
613 Cobble Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Wells Fargo Home
Home Mortgage, Inc.
7495 New Horizon Way
Frederick, Maryland 21703

MAP-PARCEL NUMBERS:
172-12-0-217.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DON STEVEN MOORE,** hereinafter referred to as Grantor, hereby transfer and convey to **PHILIP L. ROCKWELL, JR. and wife, LISA MARIE ROCKWELL,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See attached Exhibit "A" hereby incorporated by reference.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as **613 Cobble Court, Nashville, Tennessee 37211.**

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 I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my 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 my hand this 30 day of August, 2000.

Don Steven Moore by his Attorney-in-Fact
James B. Johnson

DON STEVEN MOORE by his Attorney in Fact JAMES B. JOHNSON*

***JAMES B. JOHNSON has been granted his agency authority by a Power of Attorney recorded in the Davidson County Register of Deed's Office, Instrument Number 200008280084878, Recorded 8/28/2000.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JAMES B. JOHNSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand, this 30 day of August, 2000.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Exhibit A

LAND in Davidson County, Tennessee, being Lot. No. 271 on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, page 6, Amended in Book 7900, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Don Steven Moore and wife Deborah Ann Moore by deed from Yazdian Construction, Inc, a corporation, of record in Book 9103, page 523, said Register's Office, the said Don Steven Moore and Deborah Ann Moore having since divorced and the said Deborah Ann Moore having since conveyed all her interest in the said property to the said Don Steven Moore by quitclaim deed of record in Book 10369, page 46, said Register's Office.