Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

39-B
File #01-1459

Davidson County DEEDWARR
Recvd: 08/29/01 15:21 3pgs
Fees:18.00 Taxes:482.48
20010829-0093874

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roberta Groce Brown, Lawrence Groce Thach, Lawrence Groce, and Wrenne Taylor,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kendall Moore,*** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*unmarried

See attached Exhibit "A"

Being the same property conveyed to Josephine Hirsig Groce by Warranty Deed of record in Book 8635, page 768, RODC. Said Josephine Hirsig Groce having since died on Jan. 28, 2001, her husband A. Ben Groce having predeceased her, his date of death being August 12, 1991. The sole issue and heirs at law of the said Josephine Hirsig Groce are her son Augustus Benjamin Grace, Jr., and her two daughters: Roberta Groce Brown and Lawrence Groce Thach. The aforesaid son and two daughters are the named beneficiaries of the Will of said Josephine Hirsig Groce, said Will is filed as Docket No. 01P-361 in the Seventh Circuit Court for Davidson County, Tennessee. The aforesaid Augustus Benjamin Groce, Jr. has executed and filed of record a "Disclaimer Of Interest In Decedent's Estate" in the above referenced Probate action. The only heirs at law of the said Augustus Benjamin Groce, Jr. are is son Lawrence Groce, and his daughter Wrenne Taylor, both Grantors of this conveyance. The above mentioned Lawrence Groce, Wrenne Taylor and Lawrence Groce have appointed Roberta Groce Brown as their Attorney in Fact by individual Powers of Attorney of record in The Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike, #32 West, Nashville TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of August, 2001

Roberta Groce Brown
Roberta Groce Brown

Lawrence Groce Thach
Lawrence Groce Thach

By: Roberta Groce Brown
Attorney in Fact

Lawrence Groce
Lawrence Groce

By: Roberta Groce Brown
Attorney in Fact

Wrenne Taylor
Wrenne Taylor

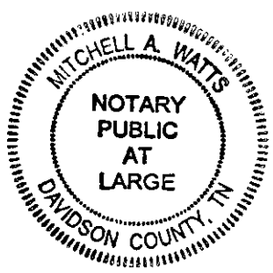
By: Roberta Groce Brown
Attorney in Fact

State of Tennessee)
County of Davidson)

On this 28th day of August, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roberta Groce Brown, individually, and as Attorney in Fact for Lawrence Groce Thach, Wrenne Taylor and Lawrence Groce Thach the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01



State of Tennessee)
County of Davidson)

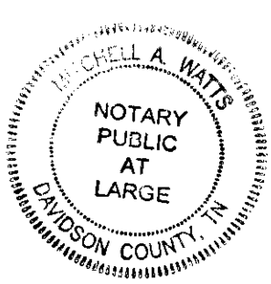
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 130,400.00.

Kendall Moore
Affiant

Sworn and subscribed before me on this the 28th day of August, 2001.

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01



NEW OWNER:
Kendall Moore

4505 Harding Pike, #32 West
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

SAME

TAX MAP-PARCEL #:
116-3-A-
41CO & 116-3-A-6C

"EXHIBIT A"

PROPERTY DESCRIPTION

THOSE certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, Page 901, and said premises being more particularly described as follows:

UNIT Labeled Apartment 32-W and Parking Space #6 of said project as shown on the plan recorded in Book 4460, Page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.23305% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below:

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Woodmont Boulevard and being south of Harding Road, and being Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, Page 201, Register's Office for said County, more particularly described as follows:

BEGINNING at a point in the westerly margin of Woodmont Boulevard, South 39° 07' East, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence south 39° 07' east along the west margin of Woodmont Boulevard, 66.6 feet to a point and the northeast corner of Mrs. Adele Morrissey's property, as of record in Book 888, Page 2, Register's Office for Davidson County; thence South 51° 13' west, 175.7 feet along the northerly property line of Morrissey to a point; thence south 36° 57' east, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lot Nos. 2, 3, 4 and 5, the following calls: south 50° 33' west, 68.2 feet to a point; north 36° 57' west, 43.4 feet to a point; south 53° 03' west, 27.0 feet to a point; south 16° 33' west, 60.0 feet to a point; south 50° 33' west, 81.0 feet to a point; south 76° 00' west, 80.0 feet to a point; north 55° 38' west, 70.6 feet to a point; north 41° 48' west, 69.3 feet to a point; north 20° 00' east, 39.7 feet to a point; north 41° 48' west, 60.0 feet to a point; north 48° 12' east, 299.3 feet to a point; south 36° 57' east, 15.7 feet to a point; north 51° 13' east, 173.2 feet to the point of beginning, containing 2.041 acres, more or less.

A perpetual easement for ingress and egress for normal vehicular and pedestrian traffic upon that parcel of ground designated "easement for driveway" upon the recorded plan of Royal Oaks, of record in Book 4300, Page 201, Register's Office for Davidson County, which proceeds in a southeasterly direction from Harding Road to said Lot 3 and around the westerly and southerly side of the same, said driveway being located between Lots 1 and 4 and between Lots 1 and 3 on said plan. This easement is in common with the owners of Lots 1, 2 and 4 on said plan, and with all persons claiming by, through, or under Charles F. Alexander, Trustee, and each of said owners and their respective heirs, successors and assigns, provided that Royal Oaks Limited, a Texas Limited Partnership, grantor under the Warranty Deed of record in Book 4668, Page 986, Register's Office for Davidson County, Tennessee, its successors and assigns shall be responsible for the maintenance of this driveway. This grant of said easement is expressly subject to a Deed of Trust from said Royal Oaks, Limited, a Texas Limited Partnership, to Dwight Webb, Jr., Trustee, dated April 14, 1970, and of record in Book 4410, Page 595, said Register's Office, securing an indebtedness described therein in favor of Massachusetts Mutual Life Insurance Company.