(2)

Davidson County DEEDWARR
Recvd: 09/04/01 17:40 3pgs
Fees:18.00 Taxes:1209.90

20010904-0095648

RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17432

WARRANTY DEED

Name and Address of New Owner: **ANNE E. O'DUFFY** **312 HARVARD AVENUE** **NASHVILLE, TN 37205**
Send Tax Bills To: **SUNTRUST MORTGAGE, INC.** **P.O. BOX 57028** **IRVINE, CA 92619-7028**
Street Address of Subject Property **312 HARVARD AVENUE** **NASHVILLE, TN 37205** **Map – Parcel No.** **Map: 104.05** **Parcel: 179**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DAVID MOORE and wife, KIM MOORE, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto ANNE E. O'DUFFY, Unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 415, on the Plan of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property convyed to David J. Moore and wife, Kimberly A. Moore, by Warranty Deed from Deborah Diane Shearer, unmarried of record in Book 10752, page 596, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The Plan of record in Book 421, page 31, Register's Office for Davidson County, Tennessee reflecting an Owner's Certificate, Certain Notes, Easements and Setback lines.

This property is also known as improved property located at 312 Harvard Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 31st day of August , 2001.

DAVID MOORE

KIMBERLY MOORE by AIF

KIMBERLY MOORE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 31, 2001, before me personally appeared DAVID MOORE and KIMBERLY MOORE to me know (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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 31st day of August, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

My Commission Expires:_____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $327,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2001.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
DAVID B. HERBERT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires
January 29, 2005
STATE OF TENNESSEE