WARRANTY DEED

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

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLOSING TITLE SERVICES, INC. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALAN B. MALONEY	FRANKLIN AMERICAN MORTGAGE	MAP 147-01 PARCEL 263
(NAME)	(NAME)	
4804 DANBY DRIVE	501 CORPORATE CENTER DR, STE 400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	FRANKLIN, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOHN H. MOORE JR., by and through VICKIE YORK, Attorney in Fact and wife, NELL CARDEN MOORE, by and through VICKIE YORK, Attorney in Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALAN B. MALONEY,* 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:

*unmarried

Situated in Davidson County, Tennessee, being Lot No. 198 on the Plan of Caldwell Hall Subdivision, Section I (Revised) as of record in Book 2900, pages 57, 58, and 59, Register's Office for said County.

Said Lot No. 198 fronts 85 feet on the easterly side of Danby Drive and extends back 147 feet on the northerly line and 161 feet on the southerly line to a dead line, which is a broken line, measuring 83.1 feet thereon.

Being the same property conveyed to John H. Moore, Jr. and wife, Nell Carden Moore by deed of record in Book 3907, page 913, Register's Office for Davidson County, Tennessee.

VICKIE YORK executes this instrument as Attorney in Fact for JOHN H. MOORE, JR. AND WIFE, NELL CARDEN MOORE pursuant to Power of Attorney recorded simultaneously herewith.

This is improved property, known as 4804 DANBY DRIVE, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of February, 2002.

JOHN H. MOORE, JR.

BY:
VICKIE YORK, ATTORNEY IN FACT

NELL CARDEN MOORE

BY:
VICKIE YORK, ATTORNEY IN FACT

Davidson County DEEDWARR
Recvd: 02/28/02 10:02 2pgs
Fees:13.00 Taxes:456.95

20020228-0025440

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, VICKIE YORK, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for JOHN H. MOORE, JR. AND WIFE, NELL CARDEN MOORE and is authorized by JOHN H. MOORE, JR. AND WIFE, NELL CARDEN MOORE to execute this instrument on theirbehalf.

Witness my hand and official seal this the 27thday of February, 2002.

My commission expires:_____

NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 29, 2004