Davidson County DEEDWARR
Recvd: 05/03/02 09:47 2pgs
Fees:13.00 Taxes:1158.10

20020503-0054503

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $313,000.00

Michael J Moore
Affiant

Subscribed and sworn to before me, this 30th day of April, 2002.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael J. Moore	Chase Manhattan	172-14-0-B/76.00CO
4600 Sterling Cross	5409 Maryland Way, Suite 202	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hallmark Homes, Inc. a TN corporation hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael J. Moore and wife Sarah L. Moore hereinafter called the Grantee(s) their 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 76 on the Plan of Cluster Lot Development Winfield Park, Phase I, Section I, Revision 1, of record as Instrument No. 20010313-0024108 and amended in Book 9700, Page 765 of said Register's Office

Being the same property conveyed to Hallmark Homes, Inc., a Tennessee Corporation by Deed from Danco Property Investments, L. L. C., by Deed of record as Instrument No. 20010827-0092593

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Winfield Park Cluster Development of record as Instrument No. 200103130024108, Register's Office for Davidson County, Tennessee 3) Easement to Bellsouth Communications as set forth in instrument recorded in Book 11628, Page 204, Register's Office for Davidson County 4) Sanitary Sewer Easement, as set forth in instrument recorded in Book 11124, Page 852, Register's Office for Davidson County 5) Subect to Storm Water Detention Agrement as et forth in Instrument recorded in Book 11744, Page 254, Register's Office for Davidson County 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 1113, page 691 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 4600 Sterling Cross, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of April, 2002.

Hallmark Homes, Inc.

BY: _____
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Dan Morehouse, with whom I am personally acquainted, and who acknowledged himself to be the President of Hallmark Homes, Inc., a Tennessee Corporation, the within named bargainor, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Hallmark Homes, Inc.

Witness my hand, at office, this 30th day of April, 2002.

_____
Notary Public

My Commission expires: 4/20/03