RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21 day of August, 2002 by and between THE DEVELOPERS, A JOINT VENTURE (WITH ROBERT L. EATHERLY, ON BEHALF OF THE DEVELOPERS, HAVING FULL POWER TO SELL, TRANSFER, CONVEY OR ENCUMBER THE PROPERTY WITHOUT JOINDER OF ANY OTHER VENTURER), hereinafter called Grantor, and SHAWN E. MOORE and BERNITA A. MOORE, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THE DEVELOPERS, A JOINT VENTURE (WITH ROBERT L. EATHERLY, ON BEHALF OF THE DEVELOPERS, HAVING FULL POWER TO SELL, TRANSFER, CONVEY OR ENCUMBER THE PROPERTY WITHOUT JOINDER OF ANY OTHER VENTURER), hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto SHAWN E. MOORE and BERNITA A. MOORE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 4632 SETTER COURT, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor does covenant and agree with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself, his/her successors and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized VENTURER of Grantor on the day and year first above written.

by: Robert L. Eatherly

ROBERT L. EATHERLY, ON BEHALF OF THE DEVELOPERS, HAVING FULL POWER TO SELL, TRANSFER, CONVEY OR ENCUMBER THE PROPERTY WITHOUT JOINDER OF ANY VENTURER

Signature of Seller

Davidson County DEEDWARR
Recvd: 08/27/02 13:45 3pgs
Fees:18.00 Taxes:105.45

20020827-0103583

JOINT VENTURE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT L. EATHERLY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be

A JOINT VENTURER HAVING FULL POWER TO SELL, TRANSFER, CONVEY OR ENCUMBER THE PROPERTY WITHOUT JOINDER OF ANY OTHER VENTURER, OF THE DEVELOPERS, A JOINT VENTURE, the within named bargainor, and that he as such JOINT VENTURER, executed the foregoing instrument for the purpose therein contained, by signing the name of the JOINT VENTURE by himself as **JOINT VENTURER.**

Witness my hand, at office, in Madison, Davidson County, Tennessee, this 21st day of August, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SHAWN E. MOORE and BERNITA A. MOORE
4632 SETTER COURT
NASHVILLE, TN 37207

Property Address:

4632 SETTER COURT
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 32-10, PARCEL 23

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **28500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **August, 2002.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

BEING Lot No. 18 on the Plan of Section 6, Quail Ridge, which plan is of record in Plat Book 11700, Page 17, Register's Office of Davidson County, Tennessee. Reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to R. L. Eatherly, Trustee, by Deed from W. K. Talley and wife, LaVerne O. Talley, of record in Book 6522, page 5, Register's Office for Davidson County, Tennessee and being a part of the same property conveyed to The Developers, a Joint Venture, with Robert L. Eatherly, on behalf of the Developers, having full power to sell, transfer, convey or encumber the property without joinder of any other venturer, by Quitclaim Deed from R. L. Eatherly, Trustee, of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 32-10, PARCEL 23).
2. All matters as set forth on the Plan of Section Six, Quail Ridge, of record in Plat Book 11700, page 17, said Register's Office.

3. Restrictive Covenants for Quail Ridge, Section Six, of record in Book 11688, Page 872, Register's Office for DAVIDSON County, Tennessee.