**This Instrument Was Prepared By:**
**CONSUMER TRUST**
**TITLE & ESCROW, LLC**
**219 WARD CIRCLE, SUITE 3**
**BRENTWOOD, TENN. 37027**

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $85,900.00 amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of January, 2003
Notary Public

NOTARY PUBLIC
Commission Expiration:_____

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

# WARRANTY DEED

| RETURN ORIGINAL TO: | PLEASE SEND TAX BILL TO: | ADDRESS OF NEW OWNER AND PROPERTY ADDRESS |
|---|---|---|
| CONSUMER TRUST TITLE | SAME AS NEW OWNER | |
| 219 WARD CIRCLE, STE 3 | | 408 Adair Road |
| BRENTWOOD, TN 37027 | | Nashville, TN 37214 |

| | MAP PARCEL NUMBER |
|---|---|
| | 95-11-85 |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, JAMES DALLAS MOORE, an unmarried man ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto CHRISTOPHER WEST AND WIFE, JOHANNA WEST (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF CLOVERDALE SUBDIVISION, OF RECORD IN BOOK 2133, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.**

**BEING THE SAME PROPERTY CONVEYED TO MAXIE CLAY MOORE AND MAXINE MOORE BY DEED FROM JOHN LEE SMITH AND WIFE, LUCILLE SMITH, OF RECORD IN BOOK 4726, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MAXIE CLAY MOORE HAVING SINCE DIED. PROPERTY FURTHER BEING CONVEYED A ONE-HALF INTEREST TO DEAN E. MOORE BY QUITCLAIM DEED FROM MAXINE MOORE, A WIDOW, OF RECORD IN BOOK 10443, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MAXINE MOORE HAVING SINCE DIED LEAVING TWO HEIRS AT-LAW, JAMES DALLAS MOORE AND DEAN E. MOORE.**

**PROPERTY IS NOW VESTED IN JAMES DALLAS MOORE, AN UNMARRIED MAN BY QUITCLAIM DEED OF DEAN E. MOORE, AN UNDIVIDED INTEREST AND THE ESTATE OF MAXINE MOORE, A ½ UNDIVIDED INTEREST DATED MARCH 5, 1999 AND RECORDED MARCH 11, 1999 IN BOOK 11379, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

Davidson County DEEDWARR
Recvd: 03/26/03 09:30 2pgs
Fees:13.00 Taxes:317.83
20030326-0039558

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**This property is known as: 408 ADAIR RD., NASHVILLE, TN 37214**

**This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.**

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 20th day of March, 2003

James Dallas Moore by Angela Ellis attorney in fact

**JAMES DALLAS MOORE**

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

* Angela Ellis, as Attorney-in fact for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,*JAMES DALLAS MOORE with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, as attorney-in-fact for the James Dallas Moore.

Witness my hand and official seal this the 20th day of MARCH, 2003

W. Davis
Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

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