Davidson County DEEDWARR
Recvd: 07/25/03 08:25 2pgs
Fees:13.00 Taxes:627.15
20030725-0104060

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of July, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN MY COMMISSION EXPIRES AUG. 14, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Klepko
216 Belle Chasse Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
155-03-0-A-005.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott D. Moore and wife, J. Robin Moore,** hereinafter referred to as Grantors, hereby transfers and conveys to **John Klepko and wife, Lisa Lapointe,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Rolling River Estates, Section 1, of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott D. Moore and wife, J. Robin Moore by deed from David C. Hedges and wife, Terry L. Hedges of record in Book 8904, page 34, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689, Book 5214, Page 933, Book 5336, Page 480, Book 5855, Page 605, Book 5969, Page 156, and Book 6298, Page 934, Register's Office for Davidson County, Tennessee.

HOA Charter contained in an instrument of record in Book 4892, Page 671, and Book 8276, Page 552 Register's Office for Davidson County, Tennessee.

Conveyance of Common Area contained in an instrument of record in Book 5689, Page 652, Register's Office for Davidson County, Tennessee.

By-Laws contained in an instrument of record in Book 4892, Page 679, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 216 Belle Chasse Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 22nd day of July, 2003.

Scott D. Moore

J. Robin Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott D. Moore and wife, J. Robin Moore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2003.

RUSSELL JOHN MCGAWN NOTARY PUBLIC COMMISSION EXPIRES TN

Notary Public

My Commission Expires: _____