This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1030154

Send Tax Bills To:
FREEMONT INVESTMENT
P.O. BOX 34078
FULLERTON, CA 92834-34078

New Owner is:
8112 Chaseview Court
Nashville, TN 37221

MAP:
PARCEL: 156-9/43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Danny Gardner** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Fred Moran and wife, Cynthia Moran,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 18, on the Plan of Chase Creek, as shown on plat of record in Plat Book 9700, page 524, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Danny Gardner in Instrument 20020611-0071115, Register's Office for Davidson County, Tennessee.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 08/26/03 14:25 2pgs
Fees:13.00 Taxes:1905.50
20030826-0123772

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of July, 2003.

GRANTOR:

Danny Gardner

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF Spalding)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Danny Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of July, 2003.

Notary Public

My Commission Expires: 9/10/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

SWORN TO and subscribed before me this 31 day of July, 2003.

NOTARY PUBLIC

My commission expires: 2/20/2010

JODIE PELLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE