This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
332 Cedarcreek Drive
Nashville, TN 37211

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $167,400.00.

Affiant

Subscribed and sworn before me this the 3rd of September, 2003.

Notary Public
My commission expires: 5-7-06

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John C. Moore 4204 Idaho Ave. Nashville, TN 37209	~~New Owner~~ SUNTRUST MORTGAGE 901 4th Ave N Nashville TN 37209	103-4-26

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shawn D. Hedegard and Julie M. Hedegard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. Moore and Kelley Moore, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 105, of Block 5, as shown on the map entitled Charlotte Park Company's First Addition, of record in Plat Book 57, page(s) 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHAWN D. HEDEGARD AND WIFE, JULIE M. HEDEGARD, by deed of record in Book 10686, page 542, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 4204 Idaho Ave., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 3rd of September, 2003.

Shawn D. Hedegard

Julie Hedegard by Shawn D. Hedegard Her Attorney in Fact
Julie M. Hedegard
By Shawn D. Hedegard,
her Attorney-In-Fact

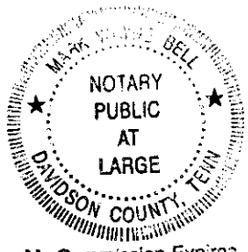
Davidson County DEEDWARR
Recvd: 09/05/03 12:22 2pgs
Fees:13.00 Taxes:619.38
20030905-0130107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shawn D. Hedegard and Julie M. Hedegard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd of September, 2003.

My commission expires:



My Commission Expires
November 27, 2004

Notary Public

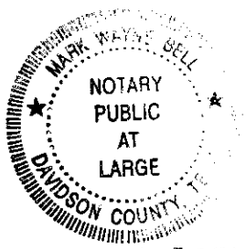
State of Tennessee
County of Davidson

On this **3rd** day of **September**, 2003, before me, the undersigned Notary Public in and for said County and State, personally appeared **Shawn D. Hedegard** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Julie M. Hedegard**, by **Specific** Power of Attorney dated 9/4/03, and who acknowledged that he executed the same as the free act and deed of **Julie M. Hedegard**.

Witness my hand and official seal of office this **3rd** day of **September**, 2003.

My Commission Expires:

Notary Public



My Commission Expires
November 27, 2004