THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21674**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00 Affiant Subscribed and sworn to before me this 4th day of September, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mary Foust 704 Vauxhall Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.141.15 Parcel No. 178.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott R. Moore, and Pamela S. Moore, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary Foust, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 704 Vauxhall Drive, Nashville, TN, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 29, 2003.

Scott R. Moore

Pamela S. Moore

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott R. Moore and Pamela S. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 09/10/03 15:30 2pgs
Fees:13.00 Taxes:869.50
20030910-0132312

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Phase III-D "Sheffield" on the Harpeth as of record in Plat Book 7900, pages 710 and 712, 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 R. Moore and wife, Pamela S. Moore by deed dated July 21, 1995 from Phillips Builders, Inc. of record in Book 9739, page 874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);

2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR;

3) Declaration of Covenants, Conditions and Restrictions for Sheffield on The Harpeth of record in Book 7145, page 954 as amended in Book 9313, page 806, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).

4) Declaration of Covenants, Conditions, By-Laws and Restrictions for Unanimous Consent of Homeowner's Association, of record in Book 8276, page 238, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

5) By-Laws of Sheffield on The Harpeth Homeowners Association, Inc. of record in Book 7145, page 964, as amended in Book 8146, page 463, Register's Office for Davidson County, Tennessee.

6) Charter of Incorporation of Sheffield on the Harpeth Homeowner's Association of record in Book 6939, page 983, Register's Office for Davidson County, Tennessee.

7) PUD Boundary Plat of record in Plat Book 6900, page 395, Register's Office for Davidson County, Tennessee.

8) Easement for water line of record in Book 5738, page 829, Register's Office for Davidson County, Tennessee.

9) Easements for TVA power line of record in Book 4136, page 525 and Book 4279, page 731, Register's Office for Davidson County, Tennessee.

10) All matters appearing on the Plan of record in Plat Book 7900, pages 710 and 712, Register's Office for Davidson County, Tennessee;