THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21997-10-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $326,500.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2003. Notary Public My Commission Expires: 5-30-04

WARRANTY DEED

Address New Owner: James Walton Aldridge Ann Willis Aldridge 4600 Sterling Cross Nashville, TN 37211	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, TN 37219	**Tax Information:** Map No.172.14 Parcel No. 076.00 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, **Michael J. Moore and wife, Sarah L. Moore**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Walton Aldridge and wife, Ann Willis Aldridge** ("Grantee"), its 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 **4600 Sterling Cross, Nashville, TN, 37211**

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 the 2nd day of December, 2003.

Michael J. Moore

Sarah L. 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, **Michael J. Moore and Sarah L. 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 2nd day of December, 2003.

Notary Public

My Commission Expires: 5-30-04

Davidson County DEEDWARR
Recvd: 12/16/03 13:37 2pgs
Fees:13.00 Taxes:1208.05
20031216-0179667

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cluster Lot Development, Winfield Park, Phase I, Section I, Revision I, as of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Moore and wife, Sarah L. Moore by deed dated 4/30/2002, from Hallmark Homes, Inc., a Tennessee corporation, of record in Instrument No. 20020503-0054503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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;
3) Declaration of Covenants, Conditions By-Laws and Retrictions for Winfield Park, of record in Book 1113, Page 691, 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).
4) Dedication of common area to Winfield Park Homeowner's Assocation of record in Instrument No. 20020515-0059528, Register's Office for Davidson County, Tennessee.
5) All matters appearing on the Plan of record in Instrument No. 20010313-0024108 , Register's Office for Davidson County, Tennessee.
6) Easement for BellSouth Telecommunications of record in Book 11628, Page 204, Register's Office for Davidson County, Tennessee.
7) Easement for Agreement for Sanitary Sewer of record in Book 11124, Page 852, Register's Office for Davidson County, Tennessee.
8) Easement for Cross Use Agreement of record in Book 5552, Page 857, Register's Office for Davidson County, Tennessee.