WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Rachel Wilson
Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

B-PMF-03-2933

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Moore	AFMI Funding	
2932 Twin Lawn Drive (ADDRESS)	2211 Newmarket Parkway, Suite 130 (NAME) (ADDRESS)	96-14-71.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZP)	Marietta, GA 30067 (CITY) (STATE) (ZP)	

unmarried

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SABRINA L. MOORE,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID G. MOORE,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Situated in Davidson County, Tennessee, being Lot No. 742 on the Plan of Cloverhill, Section No. IX, of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sabrina L. Moore, unmarried, by Deed dated March 18, 1999 and filed for record on March 22, 1999 in Book 11393, Page 260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* and wife, Sheri Moore, joint tenants with the right of survivorship

unimproved ( )
This is improved (X) property, known as 2932 Twin Lawn Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 6th day of January, 2004.

Sabrina L. Moore
Sabrina L. Moore

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 01/16/04 08:47 2pgs
Fees:13.00 Taxes:362.60

20040116-0006583

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shaun, a Notary Public of the County and State first above written, do hereby certify that Sabrina L. Moore personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of January, 2004.

Notary Public

My Commission Expires: 5/3a/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903