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. 22101-12-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $649,000.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Charles Steven Moore Karen M. Moore 4107 Franklin Road Nashville, TN 37204	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.132.06 Parcel No. 039.00

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, **Richard N. Blackburn and wife, Suzanne M. Blackburn**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Steven Moore and wife, Karen M. Moore** ("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 4107 Franklin Road, Nashville, TN, 37204

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.

Richard N. Blackburn

Suzanne M. Blackburn

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard N. Blackburn and Suzanne M. Blackburn**, 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:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Return to
First Bluegrass Land Title
501 Darby Creek Rd Ste 29
Lexington KY 40509

Davidson County DEEDWARR
Recvd: 03/03/04 09:35 2pgs
Fees:13.00 Taxes:2401.30

20040303-0023926

EXHIBIT "A"

Being a tract of land located at 4107 Franklin Road and described according to a survey by Donald W. Fortner, Surveyor, (T.R.L.S. #1072) dated 5-15-95, which is attached and incorporated as Exhibit "A".

Beginning at an iron pin marking the southeast corner of Lot No. 1 of the C. L. Turner property as recorded in Plat Book 6200, page 688, and as conveyed to J. Dudley Phillips and wife, Bettie B. Phillips in Deed Book 4672, page 773, R.O.D.C., Tennessee; thence North 82 deg. 00' East 18.50 feet to an iron pipe in the westerly margin of the 66' right-of-way of Franklin Road; thence with the westerly right-of-way South 08 deg. 00' East 249.60 feet to an iron pin set, thence with the northerly boundary of the property conveyed to Lewis I. Rashmir and wife, Marilyn I. Rashmir as recorded in Deed Book 8617, page 557; thence South 82 deg. 00' West 18.50 feet to an existing iron pin; thence continuing South 82 deg. 00' west with an existing farm fence 682.75 feet for a total distance of 701.25 feet to an iron pipe; thence with an existing fence marking the easterly boundary of the property conveyed to Lawrence J. Pass as recorded in Deed Book 8095, page 807, North 02 deg. 20' West 238.63 feet to an iron pin set in the southerly boundary of Lot No. 2 of the C. L. Turner property and as conveyed to David J. Malone, Jr. and wife, Patricia B. Malone as recorded in Deed Book 7854, page 96, thence with Malone's southerly line North 80 deg. 58' East 184.10 feet to an existing concrete monument marking the boundary line between Lots 1 and 2; thence continuing North 80 deg. 58' East 475.19 feet with Phillips southerly line to the point of beginning and containing 3.85 acres more or less.

BEING the same property conveyed to Richard N. Blackburn, et. ux. Suzanne M. Balckburn by deed dated, November 18, 1993 from Donald J. Estes, et. ux. Nancy C. Estes of record in Book 9163, page 58, Register's Office for Davidson County, Tennessee, and further by Deed of Correction recorded in Book 9859, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have 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.