PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45543

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/05/04 09:58 3pgs
Fees:18.00 Taxes:832.50
20040505-0051080

Return To:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan H. Yudkin Carla Rey Lankford 195 Forestwood Drive Nashville, Tennessee	New Owner

TAX MAP-PARCEL NUMBERS: 103-05-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wallace V. Moore and spouse, Barbara M. Moore**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan H. Yudkin and Carla Rey Lankford ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Hillwood Park, of record in Book 3300, page 27 and 28, Register's Office for said County.

Said Lot No. 48 fronts 151.0 feet on the northwesterly margin of Forestwood Drive and extends back 242.3 feet on the northeasterly line and 292.7 feet on the southwesterly line to a broken line in the rear, measuring 163.7 feet thereon.

Being the same property conveyed to Wallace B. Moore and wife, Barbara M. Moore by deed from C.C. Adams, Successor Trustee of record in Book 3577, page 567, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Wallace V. Moore, by Janet Miller, his attorney-in-fact pursuant to the terms of a Power of Attorney of record as Instrument No. 20040427-0047428, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 27 and 28, said Register's Office, which Plan shows a 100 foot minimum building setback line from Forestwood Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on both front corners of said lot.

This instrument is executed on behalf of Wallace V. Moore by Janet Miller as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 195 Forestwood Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2004 .

Wallace V. Moore by Janet Miller, Atty In Fact — Barbara M. Moore

Wallace V. Moore By:Janet Miller, Atty-in-Fact — Barbara M. Moore

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2004 , before me the undersigned authority, personally appeared **Barbara M. Moore** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ CHRISTY W... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $225,000.00

Carrie Tiesler
Affiant

Sworn and subscribed before me this 30th day of April, 2004

My Commission Expires: 11-24-07 CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Janet Miller** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Wallace V. Moore** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Wallace V. Moore and spouse, Barbara M. Moore

TO: Jonathan H. Yudkin and Carla Rey Lankford ,joint tenants with right of survivorship

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Janet Miller, Affiant

Sworn to and subscribed before me this

30th day of April, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007