# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires March 31, 2007 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — RACHEL WILSON — DAVIDSON COUNTY

G-FA-04-1303

**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 |
|---|---|---|
| Gina A. Miller | Franklin American Mortgage Com | |
| 1311 McKennie Avenue (ADDRESS) | 501 Corporate Centre Drive Suite 400 (NAME) (ADDRESS) | 61-16-95 |
| Nashville, Tennessee (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

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 PAT W. MOORE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GINA A. MILLER, 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:

Being a part of the south part of Lot No. 39 and a part of the southeast corner of Lot No. 37 on the Map of Kennedy and Graves, Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the northeast intersection of Kennedy and McAlpine Avenue; thence with the easterly margin of Kennedy avenue, north 29* 42' East 105 feet to an iron pin; south 67* 05' east 119.5 feet to a point; S-20* west 113 feet more or less to the northerly margin of McAlpine Avenue thence westerly with said Avenue, 137 feet more or less to the point of beginning.

Being the same property conveyed to Pat W. Moore by Warranty Deed dated 10-20-03 and filed for record on 10-22-03 in Instrument Number 20031022-015644, Register's Office for Davidson County, Tennessee. This is not the primary residence of Pat W. Moore.

unimproved ( )
This is improved (X) property, known as 1311 McKennie Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City 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 May, 2004.

Pat W. Moore

Davidson County DEEDWARR
Recvd: 05/18/04 15:55 2pgs
Fees:13.00 Taxes:395.90

20040518-0058445

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pat W. Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires:

(SEAL) 7-29-06




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903