THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,500.00

Michael Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2004

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/28/04 14:59 2pgs
Fees:13.00 Taxes:1219.15
20040528-0063232

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Moore	~~H & R Block Mortgage~~	MAP 116-12
(NAME)	(NAME)	
3817 Abbott Martin Road	NEW OWNER	PARCEL 123
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frances E. Elrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Moore

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of lot No. 1 on the plan of the division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancery Court at Nashville, being Lot No. 3 onthe unrecorded plan of Fred Webber's Subdivision, described according to a survey made by S. R. Sanford, Jr., Surveyor, May 8, 1944, as follows:

Beginning at a point on the southerly margin of Abbott Martin Road, 125 feet west of the westerly margin of Webber Street, being the corner of lots 2 and 3 on said unrecorded plan; thence with the line between said lots Nos. 2 and 3 southwardly 293 feet 7 inches; thence eastwardly 125 feet to the westerly margin of said Webber Street; thence with the westerly margin of said Street; norhtwardly 273 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwestwardly 31.4 feet to the southerly margin of said Abbott Martin Road; thence with the southerlky margin of said road, westwardly 105 feet to the beginning.

Being the same property conveyed to Elmer A. Elrod and wife Frances E. Elrod by warranty deed from William G. Landrum and wife Mary S. Landrum as of record in Book 3399, page 337, Registers office for Davidson County, Tennessee. The said Elmer A. Elrod having since died.

unimproved ( )
This is improved (X) property, known as 3817 Abbott Martin Road, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of May, 2004

Frances E. Elrod
Frances E. Elrod

by Betty Ann Elrod
atty in fact

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 BETTY ANN ELROD, whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of FRANCES E. ELROD as her Attorney-In-Fact, as the free act and deed of the within named FRANCES E. ELROD.

Witness my hand and official seal at Nashville, TN this 21st day of May, 2004.

NOTARY PUBLIC

My Commission Expires: July 24, 2004

