Davidson County DEEDWARR
Recvd: 05/28/04 15:30 2pgs
Fees:13.00 Taxes:804.75

20040528-0063300

Box 44

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Sr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $217,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. NOTARY PUBLIC AT LARGE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael T. Moore	CitiMortgage Inc.	
3803 Dartmouth Ave.	1000 Technology Drive	116-08-0-109.00 2007
Nashville, TN 37215	O'Fallon, MO 63304	7DA 34845

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. WESTFIELD EARLS, JR., EXECUTOR OF THE ESTATE OF NAN BLAYLOCK CARTER, DECEASED, and R. WESTFIELD EARLS, JR., individually**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL T. MOORE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "C" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 75 feet on the southerly side of Dartmouth Avenue and runs back 250.2 feet on the westerly line and 259.2 feet on the easterly line, to a dead line, measuring 75.6 feet thereon.

Being the same property conveyed to Nan Blaylock Carter by deed from Robert Westfield Earls, Jr., of record in Book 6094, page 643, Register's Office for Davidson County, Tennessee; the said Nan Blaylock Carter having since died and Robert Earls, being the only heir-at-law pursuant to the Will of record in Will Book 5103, page 1036558, Probate Court of Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 13, Register's Office for said County.

This is improved property known as 3803 Dartmouth Avenue, Nashville, TN 37215.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of May, 2004.

R. Westfield Earls Jr. Executor
R. Westfield Earls, Jr., Executor

R. Westfield Earls Jr.
R. Westfield Earls, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. WESTFIELD EARLS, JR., EXECUTOR AND INDIVIDUALLY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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