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. 22863-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2004. 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: Cynthia S. Moore 5820 Fredricksburg Drive Nashville, TN 37215	**Send Tax Bills To:** America's Wholesale Lender 7105 Corporate Drive Plano, TX 75024	**Tax Information:** Map No.145.05-0 Parcel No. 009.00

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, **Ross V. Hickey and wife, Mivela J. Hickey**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randall C. Moore and wife, Cynthia S. 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. *Jr.

This is improved property located at 5820 Fredricksburg Drive, Nashville, Tennessee 37215

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 28th day of May, 2004.

Ross V. Hickey Jr.

Mivela J. Hickey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ross V. Hickey and wife, Mivela J. Hickey**, 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 ~~28th~~ 1st day of ~~May,~~ June 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 06/10/04 13:54 2pgs
Fees:13.00 Taxes:1535.50

20040610-0068975

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Tyne Valley Estates Section 4 as of record in Plat Book 3600, page 10, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ross V. Hickey, Jr. and wife, Mivela J. Hickey by deed dated December 12, 1963 from H & S Development Company, Inc. of record in Book 3671, page 33, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record in Book 3600, page 10, Register's Office for Davidson County, Tennessee.