This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040223

Davidson County DEEDWARR
Recvd: 06/21/04 14:49 2pgs
Fees:13.00 Taxes:480.63

20040621-0073263

Send Tax Bills To:
SAME

New Owner is:
700 Blue Water Drive
Nashville, TN 37216

MAP: 150-02
PARCEL: 311.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Accredited Home Lenders, Inc** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Coetee Moore, Jr.** MARRIED , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot number 22, Addition oof Lots 22 and 23 to Castlegate, Section 5, as shown on survey and plat of same appearing of record in Book 6200, page 570, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Morgan Stanley Mortgage Capital, Inc from Robert M. Wilson, Jr. Successor Trustee by Trustee's Deed dated March 10, 2004 of record in Instrument No. 200403220031859, in the Register's Office, Davidson County, Tennessee.

FOR FURTHER REFERENCE BEING the same property conveyed to Scott A. Carbaugh and wife, Andrea L. Carbaugh, by Warranty Deed from Erik K. White, unmarried, dated August 29, 2003 of record in Instrument No. 20030909-0131405, in the said Register's Office.

Commonly known as: 700 Bluewater Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building setback lines of record.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of May, 2004.

GRANTOR:

Accredited Home Lenders, Inc

By Karen Sheilds as Assistant Vice President

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF San Diego)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Karen Sheilds as Assisant Vice President for Accredited Home Lenders, Inc** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of May, 2004.

KIM YOUNG
Commission # 1463237
Notary Public - California
San Diego County
My Comm. Expires Jan 16, 2008

Notary Public

My Commission Expires: 1-16-08

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $129,900.00.

Affiant

SWORN TO and subscribed before me this 28 day of May, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

05/28/2004 FRI 16:23 FAX 003/003