Davidson County DEEDWARR
Recvd: 08/31/04 09:42 2pgs
Fees:13.00 Taxes:529.10

20040831-0105008

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Willard A. Moore, II and Joy M. Moore	SAME	Map 104-11
2732 Wynward Road		Parcel L-1
Birmingham, AL 35243		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Melinda S. Poe, unmarried** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William A. Moore, II and wife, Joy M. Moore**, (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 101, also known as Unit No. 101, also shown as Unit No. 1, on the Plan of Lexington Square, as shown as Exhibit "C" to the Master Deed of record in Book 6523, page 348, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melinda S. Poe, unmarried, from Susan M. Smith and Elizabeth H. Smith, both single persons, by deed of record as Instrument No. 20010402-0031711, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Master Deed of record in Book 6523, page 348, Register's Office for said County.

This is improved property commonly known as 2135 Acklen Avenue, #1, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $143,000.00.

Willard A Moore II

Affiant

Subscribed and sworn to before me this 26th day of August, 2004.

Joseph V. Ferrelli

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of August, 2004.

MELINDA S. POE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared MELINDA S. POE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of August, 2004.

Notary Public

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

My Commission Expires: _____