Dav. Co. File Box 14-A
jtc file no. 17411-3

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $633,333.33.

Lynn Dunn POA
Affiant

Subscribed and sworn to before me, this 17 day of September, 2004.

Notary Public
My commission expires 4/2/07

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 09/20/04 08:51 3pgs
Fees:18.00 Taxes:2343.33
20040920-0112517

Address of New Owner:	Send Tax Bills to:	Tax Information
Mayfair Development Group, LLC 130 Seaboard Lane, Suite A-9 Franklin, TN 37067	Mayfair Development Group, LLC 130 Seaboard Lane, Suite A-9 Franklin, TN 37067	171-00-0 104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Moore and Amy Cross Nance, Trustees under the John Moore and Sue Moore Living Trust Agreement dated February 9, 2004**, hereinafter called the Grantors, have bargained and sold, and do hereby transfer and convey to **Mayfair Development Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, it successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a 6.755 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being the property conveyed to John Moore et ux as evidenced by deed of record in Deed Book 4131 page 193, and Deed Book 4156 page 193, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at an iron pin found on the southerly right-of-way of Old Hickory Boulevard, said point being the most northeasterly corner of the plan of Townhomes of Fredericksburg, Phase 2, Section 7, of record in Plat Book 9700, page 957, Register's Office Davidson County, Tennessee, and the most northwesterly corner of the John H. Dunn Family Trust Property of record at Instrument No. 20020502-54391, Register's Office Davidson County, Tennessee;

Thence with the common line of said Dunn Property and said plan of Townhomes of Fredericksburg, the following two calls: South 07 Degrees 37 Minutes 59 Seconds West a distance of 600.19 feet to an iron pin (new);

Thence North 83 Degrees 21 Minutes 44 Seconds West a distance of 757.48 feet to an iron pin (old);

Thence with the easterly line of the plan of Fredericksburg, Section5C, of record in Plat Book 9700, page 48, Register's Office Davidson County, Tennessee, South 06 Degrees 42 Minutes 43 Seconds West a distance of 273.34 feet to the **Point Of Beginning;**

Thence with the southerly line of said Dunn Property, South 75 Degrees 31 Minutes 42 Seconds East a distance of 771.93 feet to an iron pin found in the westerly line of an open space tract on the plan of Brownstone, Section One, of record in Plat Book 9700, page 497, Register's Office Davidson County, Tennessee;

Thence with the common line of the herein described tract and said plan of Brownstone, Section One, South 08 Degrees 14 Minutes 20

Seconds West a distance of 480.05 feet to an iron pin set in the westerly margin of Almadale Circle;

Thence with the northerly line of the plan of Cloverland Park, of record at Instrument No. 20001013-0102079, Register's Office Davidson County, Tennessee, North 53 Degrees 05 Minutes 06 Seconds West a distance of 519.70 feet to an iron pin (new);

Thence with the northerly line of the plan of Cloverland Acres, Section Eleven, North 69 Degrees 08 Minutes 54 Seconds West a distance of 647.49 feet to an iron pin (new) set in the easterly line of the afore-said plan of Fredericksburg, Section 5C;

Thence with the easterly line of Fredericksburg, Section 5C, the following two calls: North 70 Degrees 13 Minutes 29 Seconds East a distance of 120.00 feet to an iron pin (new);

Thence North 69 Degrees 41 Minutes 10 Seconds East a distance of 244.22 feet to the Point of Beginning, containing 6.755 acres or 294,254 square feet, more or less.

Being the same property conveyed to John Moore and wife Sue Moore by deed from John Dunn and wife Ruth W. Dunn of record in Book 4131, Page 193, Register's Office for Davidson County, Tennessee, and by deed from Fred Rich and Ethel Rich of record in Book 4156, Page 956, Register's Office for Davidson County, Tennessee, and conveyed to John Moore or Amy Cross Nance, Trustee under the John Moore and Sue Moore Living Trust established February 9, 2004 by quit claim deeds of record in Instrument No. 20040213-0017144 and Instrument No. 20040920-0112513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2004 taxes which are not yet due and payable and subsequent years, which are not yet due and payable. 2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7121, Page 197, Register's Office for Davidson County, Tennessee.

This property is improved property known as 212 Dunn Lane, Brentwood, Tennessee 37027.

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, its successors and assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantors do further covenant and bind itself, its heirs and/or assigns, to warrant and forever defend the title to said land to said Grantee, its successors 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 16th day of September, 2004.

John Moore, Trustee for the
John Moore and Sue Moore Living Trust
Established February 9, 2004

Amy Cross Nance, Trustee for the
John Moore and Sue Moore Living Trust
Established February 9, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Moore**, the bargainor, 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 and official seal at Brentwood, Tennessee, this 16th day of September, 2004.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Cross Nance**, the bargainor, 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 and official seal at Brentwood, Tennessee, this 17th day of September, 2004.

Notary Public

My Commission expires: 8/11/07

ROSEMARY P. SMITHSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.