This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-618542**

Davidson County DEEDWARR
Recvd: 09/27/04 10:33 3pgs
Fees:18.00 Taxes:1095.22

20040927-0115986

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of September, 2004**, by and between **Moore Homes, LLC**, parties of the first part, and **Jonathan R. Gould**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 5, PHASE ONE, SUMMIT OAKS Planned Unit Development, as shown on plat of record in Instrument No. 20020129-0011883 , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Moore Homes, LLC by Warranty Deed from Greater Middle Tennessee Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation and Oakland Investments Ltd., a Delaware corporation, recorded the 13th day of May, 2003 in Instrument No. 20030513-0063782, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **128-16-B 005.00 CO**

X Improved OR
Unimproved property located at: **421 Summit Oaks Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Moore Homes, LLC

Roger D Moore, Sr Mgr.

By: Roger D. Moore, Sr., Chief Manager

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Roger D. Moore, Sr., Chief Manager of **Moore Homes, LLC** to me known, and who, upon oath, acknowledged himself to be the Chief Manager of Moore Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, as **his** free Act and Deed by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and Notarial Seal this **Twentieth day of September, 2004.**

Sharon R. Riney

Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Jonathan R. Gould**

and Address: **421 Summit Oaks Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Pinncale Mortgage Group
d/b/a BRTH Companies, Inc.
7220 West Jefferson Avenue
#100
Lakewood, CO 80235

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$296,005.41** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires: 5-27-07