WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 09:38 2pgs
Fees:13.00 Taxes:616.67

20041005-0119520

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,667.00

Todd Bof
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004

Bridget A. Jackson
Notary Public:

My Commission Expires 09/22/2007
MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRIDGET A. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Malcolm Moore, II	NEW OWNER	Map 150
4004 Lancashire Drive		Group 3
Antioch, TN 37013		Parcel 300

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christopher Shane Christian and wife, Andrea Grimes Christian

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Malcolm Moore, II and wife, Barbara Moore

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 611, on the Plan of Section Two, Kensington of Priest Lake, of record in Plat Book 6250, Pages 592 and 593, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher Shane Christian and wife, Andrea Grimes Christian by deed from Tim D. Christian and wife, Tammy L. Christian of record in Book 10855, Page 550, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6632, Page 820, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 6250, Pages 592 and 593, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4004 Lancashire Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 30th day of September, 2004.

Christopher Shane Christian

Andrea Grimes Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Shane Christian and wife, Andrea Grimes Christian, 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 Nashville, Tennessee, this 30th day of September, 2004.

My Commission Expires: 1/29/05

Notary Public

