WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00

Affiant

Subscribed and sworn to me on January 12, 2005.

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 01/20/05 15:38 2 pgs
Fees:13.00 Taxes:166.50

20050120-0007632

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rochford Realty and Const. Co. 2200 Abbott Martin Road Nashville, TN 37215	SAME	MAP 92-13 PARCEL 181 11 W 77365

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dennis K. Moreno, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rochford Realty and Const. Co., Inc., hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 80 on the Map of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.
>
> Being the same property conveyed to Dennis K. Moreno, an unmarried person, and Amanda A. Greene, an unmarried person, as Tenants in Common, by deed from Joyce S. Kahn, an unmarried person, dated November 14, 1988, filed November 21, 1988, of record in Book 7707, Page 795, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dennis K. Moreno, a single person, by quitclaim deed from Amanda A. Greene, a single person, dated December 23, 1992, filed January 7, 1993, of record in Book 8835, Page 199, said Register's Office.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Matters of record in Plat Book 161, page 167, in the Register's Office for Davidson County, Tennessee; and
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 319 33rd Avenue North, Nashville, TN 37209.

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, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on January 13, 2005.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 13, 2005, before me personally appeared Dennis K. Moreno, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 13, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE