WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF January 2005.

Notary Public

MY COMMISSION EXPIRES: 11/26/05

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-CTX-05-1018

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendall Moore	CTX Mortgage	
1018 17th Avenue South (ADDRESS)	216 Centerview Er. Ste 233 (NAME)	104-4-D-11.00CO
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ~~we~~ I CHRISTOPHER J. PAGE, A SINGLE MAN ,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENDALL MOORE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 11, together with the appurtenant interest in the common elements of Lincoln Court Homeowners Association Condominiums, a horizontal property regime established by Master Deed of record in Book 6942, page 585 as amended in Book 7357, page 854, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher J. Page and wife, Mary Ann Mattiello, by Deed from S & C Joint Venture, a Tennessee Joint Venture, dated September 26, 1988, of record in Book 7668, page 819 as rerecorded in Book 7709, page 247, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated October 9, 2003, of record in Instrument No. 20031015-0153140, said Register's Office, Mary Ann Mattiello conveyed her interest in the subject property to Christopher J. Page.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1018 17th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

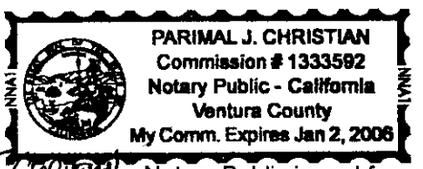
Witness my/our hand(s) this 20th day of January, 2005.

Christopher J. Page

Davidson County DEEDWARR
Recvd: 01/25/05 10:47 2 pgs
Fees:13.00 Taxes:370.00

20050125-0008982

STATE OF CALIFORNIA
COUNTY OF Los Angeles



Personally appeared before me, PARIMAL J. CHRISTIAN, a Notary Public in and for said County and State, the within named Christopher J. Page , the bargainor (s), ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Agoura Hills, California this 20th day of January, 2005.

My Commission Expires:

Parimal J. Christian
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 20th day of January, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800