WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00** Affiant Subscribed and sworn to before me, this 22nd day of March, 2005 Notary Public MY COMMISSION EXPIRES: 7/30/05 (AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle H. Chrestman	Franklin American Mortgage Co.	083-13-O
(NAME)	(NAME)	(MAP)
1415 A Russell Street	501 Corporate Center Drive	280
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kenneth A. Moore, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kyle H. Chrestman and Julie J. Harris as joint tenants both with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 49, on the Plan of Block "E", Lindsley Home Place, of record in Plat Book 2, page 92, Chancery Court at Nashville, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kenneth A. Moore by deed from Charles S. Williams dated March 4, 2003, of record in Instrument No. 20030307-0030308, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1415 A Russell Street, Nashville, Tennessee 37206

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 22nd day of March, 2005.

Kenneth A. Moore

Davidson County DEEDWARR
Recvd: 03/28/05 15:58 2 pgs
Fees:13.00 Taxes:532.80
20050328-0033106

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kenneth A. Moore; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ~~their~~ his oath(s) acknowledged ~~themselves~~ himself to be the within named bargainor(s), and that ~~they~~ he executed the foregoing instrument of ~~their~~ his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of March, 2004.

Jennifer D Dunlap
Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.