STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,986.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/19/05 13:26 2 pgs
Fees:13.00 Taxes:492.05
20050419-0043484

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ibin Y. Moore
1500 Bell Trace Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SUNTRUST MORTGAGE, INC.
P.O. BOX 57028
IRVINE, CA 92619

MAP-PARCEL NUMBERS:
162-16-0-E-059.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy C. Leyen and wife, Erin E. Leyen** hereinafter referred to as Grantors, hereby transfers and conveys to **Ibin Y. Moore, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Timothy C. Leyen and wife, Erin E. Leyen by Warranty Deed from MCR Development Corp. of record in Book 9919, Page 881, Register's Office for Davidson County, Tennessee, dated January 12, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 9771, Page 565, Register's Office for Davidson County, Tennessee.

Charter of Bell Crest Homeowners Association of record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 9408, Page 320, and amended in Book 9613, Page 20, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1500 Bell Trace Drive, Antioch, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of April, 2005.

Timothy C. Leyen

Timothy C. Leyen

Erin E. Leyen

Erin E. Leyen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy C. Leyen and Erin E. Leyen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2005.

Notary Public

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/2/05

12595-BP