File Box 8

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Weston V. Hardy, III
531 Park Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP	**162-1**
GROUP	**E**
PARCEL	**16**

Davidson County DEEDWARR
Recvd: 05/02/05 12:49 2 pgs
Fees:13.00 Taxes:357.05
20050502-0048496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Eric T. Moore, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Weston V. Hardy, III** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain Planned Unit Development, Davidson County, Tennessee, being Lot No. 16, on the plan of Park Court, of record in Book 6900, page 967, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Eric T. Moore, unmarried by Quitclaim Deed from Carroll D. Moore and wife, Jane M. Moore, of record in Inst. No. 20021206-0150402, said Register's Office. Having been the same property conveyed to Carroll D. Moore and wife, Jane M. Moore and Eric T. Moore, of record in Book 9727, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, or record in Plat Book 6900, Page 96, said Register's Office, which Plan shows 20 foot minimum building setback lines from Park Court, together with a designated building site and a 10 foot easement for public utility purposes along the rear line; a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; a 10 foot public utility and access easement along the easterly front line of said lot, The Declaration of Covenants, Conditions and Restrictions of record in Book 7930, Page 986, Book 8010, Page 476, Book 8010, Page 478, Book 7931, Page 3, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 531 Park Court, Nashville, Tennessee 37211.

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE 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, and his 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 the 29th day of April, 2005.

Eric T. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Eric T. Moore**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $96,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24 , 2007