Box 14-A
17792-1

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Deepinder S. Bal 108 Hillsboro Place Nashville TN 37215	SunTrust Mortgage, Inc. 201 4th Ave., N, 7th Floor Nashville, TN 37219	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $190,000.00

Map & Parcel No.
117-3-C-108 CO

Kathy Goodson
Affiant
Subscribed and sworn to before me on 04/29/05.

Angela J. Ratson
Notary Public

My Commission Expires: 5-28-06

ANGELA J. RATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/03/05 08:44 2 pgs
Fees:13.00 Taxes:703.00
20050503-0048900

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantees named herein, the receipt of which is hereby acknowledged, David Ryan Moore, a married man, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Deepinder S. Bal and Indumeet B. Bal,* (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

* husband and wife

Land in Davidson County, Tennessee described to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108, on the Plan of Hillsboro Place condominiums, of record in Book 5200, page 725, and amended in Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The Premises herein is a condominium apartment established pursuant to all the provisions of the Tennesse "Horisontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and othere utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Place Condominiums, of record in Book 6244, page 394, and as amended in Book 6285, page 209, said Register's Office.

Being the same property conveyed to David Ryan Moore by Warranty Deed dated May 9, 1998 from Lori L. Tucker, an unmarried person, of record in Book 10956, page 458, said Register's Office.

This conveyance is subject to the following: Charter of Hillsboro Place Homeowner's Association, Inc., of record in Book 6265, page 260; By-Laws of Hillsboro Place Homeowners' Association, Inc., of record in Book 6244, page 405; Plan of record in Book 5200, page 725, and as amended in Book 5200, pages 757 and 758; all of record in the said Register's Office, and subject to all matters as set forth therein.

The above legal description is identical to the legal description in the previous deed of record.

Jennifer Halpern-Moore, spouse of David Ryan Moore, joins in this conveyance for the express purpose of conveying all of her right, title and interest, if any, marital or otherwise, in and to said realty to the Grantees, their heirs and assigns.

This is improved property located at 108 Hillsboro Place, Unit No. 108, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/29/05.

David Ryan Moore

Jennifer Halpern-Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, David Ryan Moore and wife, Jennifer Halpern-Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of April, 2005.

Notary Public

My Commission Expires: _____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006