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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of May, 2005.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/10/05 14:53 2 pgs
Fees:13.00 Taxes:858.40
20050510-0052828

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carolyn Moore
805 Meadow Ridge Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
155-16-0-A-233.00

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, **Nathan J. Kroese and wife, Lori C. Kroese** hereinafter referred to as Grantors, hereby transfers and conveys to **Carolyn V. 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. 89 on the Plan of Traceside, Section Eight, of record in Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Nathan J. Kroese and wife, Lori C. Kroese by Warranty Deed from Centex International, Inc., a Nevada Corporation f/k/a/ Centex Real Estate Corporation of record in Book 11504, Page 642, Register's Office for Davidson County, Tennessee, dated May 14, 1999.

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 659, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

Charter HOA of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Easement of record in Book 1306, Page 279, Book 10053, Page 235, Register's Office for Davidson County, Tennessee.

Deed to HOA of record at Instrument No. 20000329-0031456, 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 805 Meadow Ridge Court, Nashville, Tennessee 37221.

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 2nd day of May, 2005.

Nathan J. Kroese

Lori C. Kroese

Lori C. Kroese

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 Nathan J. Kroese and Lori C. Kroese, 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 2nd day of May, 2005.

My Commission Expires: 11/2/05

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

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