THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24250-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2005. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Felix Michael Eckhard Caroline Alma Eckhard 2408 Hemingway Drive Nashville, TN 37215	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map No.130.16-0 Parcel No. 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick Barry Moody and wife, Amanda B. Moody**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Felix Michael Eckhard and wife, Caroline Alma Eckhard** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2408 Hemingway Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of May, 2005.

Patrick Barry Moody

Amanda B. Moody

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patrick Barry Moody and Amanda B. Moody**, 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, at office, this 27th day of May, 2005.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/15/05 13:17 2 pgs
Fees:13.00 Taxes:1480.00

20050615-0068485

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 Block "K" on the Plan of Tyne Meade Section III, as of record in Plat Book 1424, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick Barry Moody and wife, Amanda B. Moody by deed dated January 8, 1996 from Charles L. Gregory and wife, Susan A. Gregory of record in Book 9912, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.