*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

Davidson County DEEDWARR
Recvd: 06/21/05 09:49 2 pgs
Fees:13.00 Taxes:477.30
**20050621-0070876**

ADDRESS NEW OWNER:
Lynn Moore and James Moore
308 Flora Maxwell Road
Nashville, Tennessee 37211

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 147-08
PARCEL 249.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Phillip H. Prince and wife, Andrea K. Prince, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lynn Moore and wife, James Moore, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1, on the Plan of the Subdivision of the Chester Maxwell Property, of record in INST: 200409130110153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip Harris Prince and wife, Andrea Kay Prince, by deed from MERIDIAN CONSTRUCTION COMPANY, LLC of record in INST: 20050512-0053959, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to easements and setback lines of record in INST: 20040913-0110153; Easements of record in Book 5340, Page 494; Book 5375, Page 322; Book 5454, Page 808 and Book 5461, Page 208, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 308 Flora Maxwell Road, Nashville, TN 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 Lynn Moore and wife, James Moore, their heirs and assigns, forever; and we, Phillip H. Prince and wife, Andrea K. Prince do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of June, 2005.

Phillip H. Prince

Phillip H. Prince

Andrea K. Prince

Andrea K. Prince

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip H. Prince and wife, Andrea K. Prince the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of June, 2005.

ANDREW H. MARTIN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/20/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,000.00.

Lynn S Moore

AFFIANT

Subscribed and sworn to before me this 13th day of June, 2005.

ANDREW H. MARTIN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/20/06