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. 24582-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,925,000.00. Affiant Subscribed and sworn to before me this 19th day of August, 2005. Notary Public My Commission Expires:

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: "306 Deer Park Circle Inter Vivos Trust" 306 Deer Park Circle Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** My Commission Expires JULY 19, 2008 Map No.116.10 Parcel No. 89.00

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, **Fred A. Parker, Jr. and wife, Elizabeth Parker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R.L. Moore, Trustee of the "306 Deer Park Circle Inter Vivos Trust"** ("Grantee"), their 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 306 Deer Park Circle, Nashville, TN 37205

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 19th day of August, 2005.

Fred A. Parker, Jr.

Elizabeth Parker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Fred A. Parker, Jr. and Elizabeth Parker**, 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 19th day of August, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/24/05 12:23 2 pgs
Fees:13.00 Taxes:7122.50

20050824-0101036

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots 7 and 12 on the plan of A.M. Bransford's Subdivision of First Belle Meade Subdivsion of record in Plat Book 421, page 139, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John Kohl and Company, P.C. Patrick S. Coode, Tennessee License No. 855, dated April 10, 1998, as follows:

Beginning in the east right of way of Deer Park Circle at the common corner of Lots 11 and 12 on said plan; thence leaving said right of way and along the south lines of Lots 11 thru 9 on said plan, S 67 deg. 23 min. 10 sec. E 312.25 feet to an iron pin at the west line of Lot 8 on said plan; thence, S 17 deg. 10 min. 39 sec. W, 56.94 feet to an iron pin at the southwest corner of said Lot 8, thence, S 73 deg. 56 min. 22 sec. E 121.99 feet to an iron pin; thence S 11 deg. 25 min. 20 sec. W 99.00 feet to an iron pin at the southeast corner of Lot 7 on said plan; thence, along the line of Lot 5 and 7 on said plan, N 81 deg. 36 min. 56 sec. W 245.90 feet to the east right of way of Deer Park Circle; thence, with said east right of way, along a curve to the left, having a radius of 217.99 feet, a distance of 157.20 feet; thence, with a curve to the right, having a radius of 351.59 feet, a distance of 144.81 feet to the point of beginning, and containing 1.2 acres, more or less.

Being the same property conveyed to Fred A. Parker, Jr. and wife, Elizabeth Parker by deed dated 06/01/98 from H. Lynn Greer, Jr. and Grace Ann Stephenson Greer of record in Book 10962, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City and County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.
3. Construction agreement and easement for wall construction and maintenance of record in Book 10404, page 690, Register's Office for Davidson County, Tennessee.