THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Decision One Mortgage, Co., LLC
6060 J.A. Jones Drive, Suite #1000
Charlotte, NC 28287

MAP PARCEL NUMBERS 70-4-0-205.00

Davidson County DEEDWARR
Recvd: 08/31/05 10:08 2 pgs
Fees:13.00 Taxes:413.29

20050831-0104111

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of December, **2004**, by and between **Edd Turner**, III and Charles D. Gibson, Jr., both married, party of the first part, and **Tara Moore, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$111,700.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Grover Street Subdivision, of record in Instrument No. 20020430-00052830, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to MBHD, LLC by Warranty Deed from Gerald Randolph, dated January 8, 1999, filed for record on January 14, 1999, in Book 11298, page 461, Register's Office for Davidson County, Tennessee. Further being conveyed to Edd Turner III and Charles D. Gibson, Jr., by Warranty Deed from MBHD, LLC, dated January 30th, 2004, filed for record on February 11, 2004, of record in Instrument No. 20040211-0016321, Register's Office for Davidson County, Tennessee.

This improved property is known as: 2414 Grover Street, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and matters appearing of record in Instrument No. 20020430-00052830; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

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

The above described property is not and has never been the primary residence of either Grantor or their spouses.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Edd Turner, III

Charles D. Gibson, Jr.

By Edd Turner, Attorney in Fact

Charles D. Gibson, Jr.
By: Edd Turner, III, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Edd Turner, III, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand at office this 15th day of Dec., 2004

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Notary Public

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Edd Turner, III, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Charles D. Gibson, Jr. under a power of attorney as recorded in Book *, Page_____, and is authorized by Charles D. Gibson, Jr. to executed this instrument on behalf of Charles D. Gibson Jr.

Witness my hand at office this 15th day of Dec, 2004

* 20050831-0104110

My commission expires 9-22-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, ~~$111,700.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of December, 2004.

Notary Public

9-22-07

My commission expires

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
2414 Grover Street
Nashville, TN 37207

Name and Address of New Owner
Tara Moore
2414 Grover Street
Nashville, TN 37207