THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/03/05 14:54 2 pgs
Fees:13.00 Taxes:725.20

20051003-0118679

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/22/05

(AFFIX SEAL)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew A. Stec	owner	MAP 103-04-0
4204 Idaho Avenue		PARCEL 026
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John C. Moore and wife, Kelley Moore**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew A. Stec**

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:

Land in Davidson County, Tennessee, being Lot number 105 of Block 5, as shown on the map entitled Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John C. Moore and wife, Kelley Moore by deed of record as instrument number 20030905-0130107, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is being executed on behalf of John C. Moore and spouse, Kelley Moore pursuant to a power of attorney executed by same on the 26th day of September, 2005 being placed of record as Instrument Nos. 20051003-0118677 & 20051003-0118678 said Register's Office.

This is (X) IMPROVED property known as **4204 Idaho Avenue, Nashville, TN 37209.**

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 we 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 the same is unencumbered, unless otherwise herein set out; 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 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 the 29th day of September, 2005.

John C. Moore by Marsha Buscher Attorney in Fact
John C. Moore by Marsha Buscher, Attorney-in-Fact

Kelley Moore by Marsha Busch Attorney in Fact
Kelley Moore by Marsha Buscher, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marsha Buscher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Kelley Moore**, as HER Attorney in Fact, as the free act and deed of the within named **Kelley Moore**.

Witness my hand and official seal this the 29th day of September, 2005.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
1-26-008
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marsha Buscher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **John C. Moore**, as HIS Attorney in Fact, as the free act and deed of the within named **John C. Moore**.

Witness my hand and official seal this the 29th day of September, 2005.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.