03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/04/05 08:47 2 pgs
Fees:13.00 Taxes:469.53

20051004-0118914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $126,900.00

Richard P. Moore
Affiant

Subscribed and sworn to before me, this 18th day of September, 2005.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0507-32973

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard P. Moore	SunTrust Mortgage, Inc.	161-11-0-A-151.00CO
302 Huntington Ridge Drive	201 Fourth Avenue North, 7th Floor	
Nashville TN 37211	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin D. Frost, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard P. Moore and wife, Olena Z. Moore, hereinafter called the Grantees, their successors 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 Unit No. 151, on the Plan of Huntington Ridge Townhouses, a Condominium, of record in Book 4675, Page 9, and described in a Master Deed of record in Book 4729, Page 687, as amended in Book 4889, Page 905, and Book 5394, Page 243, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin D. Frost, an unmarried man by deed from Edward L. Hunnicutt, Jr. and wife, Linda A. Hunnicutt, dated November 22, 2002, of record in Instrument No. 20021213-0154036, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Karen Frost, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 302 Huntington Ridge Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of September, 2005.

Benjamin D. Frost

Karen Frost, by Benjamin D. Frost, Attorney-in-fact
Karen Frost, by Benjamin D. Frost,
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, Benjamin D. Frost, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of September, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin D. Frost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-fact for Karen Frost and that he is authorized by Karen Frost to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 19th day of September, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN