This space for Register's Office:

Davidson County DEEDWARR
Recvd: 10/17/05 12:46 2 pgs
Fees:13.00 Taxes:699.30

20051017-0124934

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 Wilson Pike Circle Ste 251
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
James A. Moore Jr.
317 Kottas Place
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map # 19-136-05-0A-010.00CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, **Anthony K. Copper Trustee** hereinafter called the **Grantors**, do hereby convey unto **James and Rita Moore married** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 10 on the plan of Bayview Estates, Phase One, First Revision (A Planned Unit Development) of record in Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Cooper, Trustee for 317 Kottas Trust on June 9, 2002 by Warranty Deed of record in Instrument 20021213-0153951 said Register's Office * 20051017-0124933

This document is being executed pursuant to power of attorney being recorded simultaneously herewith in Instrument No. *_____, Register's Office for said County.

This is improved property known as 317 Kottas Place, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 7th day of October, 2005.

Anthony K Cooper by Greg Riley
Anthony K. Copper by Greg Riley by Attorney-In Fact

State of Tennessee
County of Williamson

On this 7th day of October, 2005, before me personally appeared Greg Riley who executed the foregoing instrument on behalf of Anthony K. Copper and acknowledged that he/she executed the same as the free act and deed of Anthony K. Copper through Power of Attorney granted _____

Notary Public in and for the
State of Tennessee
Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Sworn and subscribed before me on October 7, 2005.

Notary Public

My Commission Expires: 6/22/2008

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN