WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/05 09:57 2 pgs
Fees:13.00 Taxes:324.12

20051206-0146543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ~~43,300~~ 87,090 TJH

Timothy Lloyd
Affiant

Subscribed and sworn to before me, this the 2 day of December, 2005.

Lori Jill Caffey
Notary Public

My commission expires: 6-18-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven B Moore Sr	**SAME**	**050-14-090.00**
3263 Spears Road		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ronald Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven B Moore Sr.

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 No. 412 on the Plan of Section Two, Parkwood Estates, of record in Plat Book 3300, page 5 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Cunningham, by Special Warranty Deed from JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1, dated 06/23/2005, of record in Instrument No. 200507010076206, Register's Office for Davidson County, TN.

Also being the same property conveyed to JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates Series 2003-BC1, by Deed from Hundall, Cohn & Abrams of TN, LLC., of record in Instrument No. 200504250045591, dated 04/15/2005, and also being the same property conveyed to Annie Belle Smith, unmarried, by Quitclaim Deed from Annie Bell Smith, unmarried, dated 03/03/2000, of record in Instrument No. 200003150026514, Register's Office for Davidson County, TN.

This is improved property, known as **3263 Spears Road, Nashville, TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 2nd day of December, 2005.

Ronald Cunningham
Ronald Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Ronald Cunningham,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of December, **2005.**

Lori L McCaffery
Notary Public

My Commission Expires: 6-18-06

