ADDRESS NEW OWNER: Robert T. Webb, Jr., et ux.
104 Tilbury Circle
Brentwood, TN 37027

SEND TAX BILL TO: 1st Trust Bank
for Savings
6655 Poplar Ave #201
Germantown, TN 38138

MAP-PARCEL NOS. 172090A032.00CO

Davidson County DEEDWARR
Recvd: 01/04/06 12:19 2 pgs
Fees:13.00 Taxes:1368.63
20060104-0001070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles Steven Moore and wife, Karen Michelle Moore,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert T. Webb, Jr., and wife, Emily E. Webb,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Second Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Pages 477 and 478, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Steven Moore and wife, Karen Michelle Moore, by Warranty Deed dated November 24, 1997, from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record in Book 10698, Page 384, Register's Office for Davidson County, Tennessee.

This is property with a common address of 104 Tilbury Circle, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being made by Grantors; (2) The plan of record in Book 9700, Pages 347 and 348, as revised in Book 9700, Page 477 and 478, said Register's Office, and all matters therein; (3) Restrictive Covenants of record in Book 4148, Pages 75, 196, 247, 254, 264, and 292; in Book 2438, Page 460 and in Book 10369, Page 48, said Register's Office; (4) Storm Water Detention Agreement of record in book 10633, Page 330, said Register's Office; (5) Grant of Transmission Line Easement of record in Book 1174, Page 153, and in Book 2438, Page 392, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of December 2005.

X Charles Steven Moore
Charles Steven Moore

X Karen Michelle Moore
Karen Michelle Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Steven Moore and wife, Karen Michelle Moore,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of December 2005.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/14/2009 My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $ 369,900.00 .

Affiant

Subscribed and sworn before me this 29th day of December 2005.

JEFF GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/25/09

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance performed by or provided by Preparer. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229
(Davidson County - Box 27B)

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word/Moore WD