THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

WALTER H. CARTER, TRUSTEE
OF THE 105 ORCHARD DRIVE TRUST
2200 21ST AVENUE SOUTH
SUITE 220
NASHVILLE, TN 37212

SEND TAX BILLS:

SAME

Davidson County DEEDWARR
Recvd: 01/05/06 13:28 4 pgs
Fees:23.00 Taxes:263.44

20060105-0001633

MAP/PARCEL NUMBER:

MAP 44-11, PARCEL 88

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,200.94, ON THIS 4th DAY OF JANUARY, 2006.

AFFIANT

Subscribed to and sworn before me on this the 4th day of JANUARY 2006.

Notary Public

My commission expires: 5/23/09

EDWARD LASSAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantee's relinquishing and giving up his rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in that certain Wrap Around Deed of Trust, of record in INSTRUMENT NO. 20020710-0082839, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, WE, PAT O. MOORE AND JENNIFER L.

MOORE, HUSBAND AND WIFE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 105 ORCHARD DRIVE, OLD HICKORY, TN, 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto. WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands and seals on this the 4th day of January, 2006.

Pat O Moore
PAT O. MOORE

Jennifer L. Moore
JENNIFER L. MOORE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAT O. MOORE AND JENNIFER L. MOORE, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 4th day of January, 2006.

Edward Lassan
notary public

EDWARD LASSAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

My commission expires: 5/23/09

EXHIBIT 'A'

BEING Lot No. 187, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, Register's Office for Davidson County, Tennessee: fronting 65.1 feet on Orchard Drive, containing 0.14 acres, more or less.

Subject to and/or reserving four special easements, two 5 feet for sewer for water, and one 10 feet wide for electric and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property therein conveyed for servicing easements, are expressly reserved to E.I. DuPont DeNemours and Company, a Delaware corporation, as per Deed of record in Book 1731, page 572, Register's Office for Davidson County, Tennessee. If special easements are abandoned for the purpose for which the same have been dedicated, all rights hereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said Recorded Plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Pat O. Moore and Jennifer L. Moore, husband and wife, by Warranty Deed from Walter H. Carter, Trustee of the 105 Orchard Drive Trust, of record in Instrument No. 20020710-0082838, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 2006 and all future years.

2. All matters set forth on the Plan of record in Plat Book 1424, page 68, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Utility easements as recited in Deed of record in Book 1731, page 572, said Register's Office, and as shown on recorded plan above stated.