PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 46969
Dav. Co. File: Box 8

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 03/03/06 12:00 2 pgs
Fees:13.00 Taxes:449.55

20060303-0024926

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mario Moore 817 Bayswater Place Antioch, Tennessee 37013	New Owner

TAX MAP-PARCEL NUMBERS: 149020A07400co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$121,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alice Juanita Hensley , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mario Moore , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Phase 1, Piccadilly Square, a Planned Unit Development, of record in Book 5200, pages 720, 721, 722, Register's Office for said County.

Said Lot No. 104 fronts 40.40 feet on the northeasterly margin of a cul-de-sac of Bayswater Place and extends back 120.59 feet on the southerly and 100.01 feet on the westerly line to a broken line in the rear, measuring 192.42 feet thereon

Being the same property conveyed to Alice Juanita Hensley by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Plat Book 7623, page 653, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 720, 721 and 722, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bayswater Place, together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot The Declaration of Covenants, Conditions and Restrictions of record in , Book 6236, page 683, Book 6295, page 572, Book 6295, page 503, Book 6295, page 580, Book 6295, page 506, Book 6295, page 602, Book 6295, page 596, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6300, page 431, Book 6300 page 439, rerecorded in Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6295, page 588, Book 6830, page 739, Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 817 Bayswater Place, Antioch, Tennessee 37013

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 1st day of March, 2006.

Alice Juanita Hensley

State of TENNESSEE
County of WILLIAMSON

On this 1st day of March, 2006 , before me the undersigned authority, personally appeared Alice Juanita Hensley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

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 $121,500.00

Affiant

Sworn and subscribed before me this the 1st day of March, 2006

My Commission Expires: A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES: MARCH 14, 2009

Notary Public