THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **390,850.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2006. Notary Public MY COMMISSION EXPIRES: 1-26-09 (AFFIX SEAL)

JAMES A. WAFFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice Mogan	Bank of America	MAP 142-16A
1105 Bedfordshire Court	P.O.Box 1675	PARCEL 64
Nashville, TN 37221	Coraopolis, PA 15108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **McKinley D. Moore and wife, Helen P. Moore**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alice Mogan and husband Henry W. Mogan**

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. 64 on the Plan of Phase Two of Devon Park of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to McKinley D. Moore and wife, Helen P. Moore by deed from Jay Altman and wife, Mary Lou Altman of record in Book 7379, page 170, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1105 Bedfordshire Court, Nashville, TN 37221.**

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, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 our hands this the 8th day of March, 2006.

McKinley D. Moore

Helen P. Moore

Davidson County DEEDWARR
Recvd: 03/10/06 14:04 2 pgs
Fees:13.00 Taxes:1446.15

20060310-0028206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **McKinley D. Moore** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of March, 2006.

My Commission expires 1-26-08

Notary Public

JAMES A. HAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen P. Moore** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of March, 2006.

My Commission expires 1-26-08

Notary Public

JAMES A. HAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN