WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 22,000.00

Casey Brannon
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01466 TRUDEL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John F. Trudel and Robert N. Moore, Jr.	Robert N. Moore	MAP:
~~417~~ 419 Mclver Street	404 James Robertson Parkway Suite 1615	Parcel:133- 010-86.00
Nashville, TN 37211	Nashville, TN 37219	

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

DANIEL R. GREEN, A MARRIED MAN

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

JOHN F. TRUDEL AND ROBERT N. MOORE, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 417 Mclver Street, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 26th day of May, 2006.

Daniel R. Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, DANIEL R. GREEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 26th day of May, 2006.

Notary Public_____

My Commission Expires:_____

Davidson County DEEDWARR
Recvd: 06/02/06 09:45 2 pgs
Fees:13.00 Taxes:81.40
20060602-0064857

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EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 43 ON THE MAP OF PATTERSON'S SUBDIVISION OF MAPLE HILL, AS OF RECORD IN BOOK 332, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 43 FRONT 50 FEET ON THE SOUTHERLY SIDE OF MOLVER STREET AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO MATTIE G. JOHNSON AND HUSBAND, HENRY JOHNSON BY WARRANTY DEED FROM ORA L. WALKER, RECORDED ON THE 23RD DAY OF JULY, 1951 IN DEED BOOK 2012, PAGE 425, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO DAVID M. JOHNSON, DEVISEE TO THE ESTATE OF MATTIE G. JOHNSON.

ALSO BEING THE SAME PROPERTY CONVEYED TO DANIEL R. GREEN, MARRIED BY WARRANTY DEED RECORDED MARCH 7, 2006 AT INSTRUMENT NO. 20060307-0026125 AND RE-RECORDED ON MARCH 15, 2006 AT INSTRUMENT NO. 20060315-0029771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.