BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 06/14/06 13:43 2 pgs
Fees:13.00 Taxes:2016.50
20060614-0070909

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2006.

PRISCILLA C. URBANSKI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: May 24, 2008

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
R. Daniel Hart et ux 3800 Tulane Court Nashville, TN 37215	Same	116-12-67.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JODY Y. MOODY and wife, SAMANTHA N. MOODY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **R. DANIEL HART III and wife, SARAH R. HART**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a portion of Lots Nos. 29 and 30, Block "D" on the plan of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said portions of Lots Nos. 29 and 30 adjoin and together are described as follows:

Beginning at a point in the northeasterly margin of Tulane Court; said point being the northwesterly corner of Lot No. 28 on said Plat, thence in a northwesterly direction 14.3 feet to a point in the southeasterly margin of Woodmont Lane in a northeasterly direction 75.9 feet to a point, said point being 12 feet north of the common corners of Lots Nos. 29 and 30; thence, in a southeasterly direction 224.6 feet to a point in the common line of Lots Nos. 12 and 29; thence, with said common line in a southeasterly direction 48 feet to a point, said point being the line in a southeasterly direction 48 feet to a point, said point being the common corner of Lots Nos. 28 and 29 thence, with the common line between Lots Nos. 28 and 29 in a southwesterly line 219.36 feet to the point of beginning.

Being the same property conveyed to Jody Y. Moody and wife, Samantha N. Moody, by deed from Amy Irvin Campbell, Molly Stuart Campbell, Lauren Sims Campbell, Taylor

Emerson Sewaringen and Andrew Emerson Sewaringen, Devisees under the Last Will and Testament of Grace Wilson Irvin being placed of record as Instrument No. 20001004-0098338, Register's Office for Davidson County, Tennessee.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as 3800 Tulane Court, Nashville, Tennessee 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of June, 2006.

Jody Y. Moody

Samantha N. Moody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JODY Y. MOODY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMANTHA N. MOODY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007