Return to: First Title and Escrow Company, Inc.
File Number 25623 Box 9B

Davidson County DEEDWARR
Recvd: 07/18/06 08:26 2 pgs
Fees:13.00 Taxes:1883.30
20060718-0086072

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $509,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2006.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Prescott J. Kerutis	Oxford Mortgage	**Map 117-16, Parcel 182.00**
3904 Granny White Pike	210 Automation Way	
Nashville, TN 37204	Birmingham, AL 35210	

FOR AND IN 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 ACKNOWLEDGE, I,

Bret Moore, unmarried

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

Prescott J. Kerutis and Heather Kerutis , husband and wife

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, TN, being the northern half of Lot No. 3 in S.F. Morrow's and C.D. Morrow's Subdivision of Lots Nos. 38 and 39, and part of Lot No. 37 of Nathan McNary's Subdivision, and of record in Book 283, Page 91, Register's Office for Davidson County, Tennessee. said part of Lot No. 3 is shown on the plat of record in Book 332, page 86, Register's Office for Davidson County, Tennessee. **Said northern half of Lot No. 3 begins on the easterly margin of Granny White Pike, 191 1/2 feet southerly from the south side of Maringo Avenue; thence easterly and parallel with said Maringo Avenue, and being the northerly line of the property hereby conveyed, and running easterly about 196 feet to a point; thence southerly 53 1/2 feet to a point; thence westerly about 200 feet to the easterly margin of Granny White Pike; thence with the easterly margin of the said Granny White Pike, 56 1/2 feet to the place of beginning.**

Being the same property conveyed to Bret Moore by deed from Eugene H. Vester, unmarried, of record in Instrument #20020927-0117922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **3904 Granny White Pike, Nashville, TN 37204**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 10th day of July, 2006.

Bret Moore by Andy Clough

Bret Moore
By: Andy Clough,
His Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared ANDY CLOUGH with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for BRET MOORE, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of BRET MOORE the within named bargainor(s) by the said ANDY CLOUGH as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 10th day of JULY, 2006.

NOTARY PUBLIC

My Commission Expires: 1-26-2008

