WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/06 14:49 2 pgs
Fees:13.00 Taxes:471.75
20060913-0113518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **08/31/06**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. Moore	Oak Street Mortgage	MAP 80-04 PAR 29
(NAME) 1727 County Hospital Road	(NAME) 11595 N. Meridian Street, Ste. 400	
(ADDRESS) Nashville, TN, 37218	(ADDRESS) Camel, Indiana 46032	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Theophilus Gipson Jr. and wife Teressa Caldwell Gipson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred L. Moore, a single man,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil DIstrict of Davidson County, Tennessee, fronting 75 feet on the County Hospital Road, being a part of the E.H. Schroeder property; starting at an iron pin at the common corner of the Schroeder and Cundall property at the right-of-way of the County Hospital Road; thence 75 feet in a southwesterly direction to a point; thence 233.9 feet in a northwesterly direction to a point; thence 75 feet in a northeasterly direction to an iron pin; thence 235 feet in a southeasterly direction to an iron pin, the point of beginning.

Being the same property conveyed to Theophilus Gipson, Jr. and wife Teressa Caldwell Gipson by deed from Georgia Schroeder, a widow, of record in Instrument 200005300052945, dated May 26, 2000, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is the improved property known as 1727 County Hospital Road, Nashville, Tennessee 37218

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 my/our hand(s) this day 08/31/06.

Theophilus Gipson
Theophilus Gipson Jr. , Seller

Teressa C. Gipson
Teressa Caldwell Gipson, Seller

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 Theophilus Gipson Jr. and Teressa Caldwell Gipson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 08/31/06.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE