This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070153

Davidson County DEEDWARR
Recvd: 04/12/07 13:24 2 pg
Fees:13.00 Taxes:1356.05
20070412-0044132

Send Tax Bills To:
Same

New Owner is:
Gerald Wieck
1017 Bate Ave
Nashville, TN 37204

MAP: 105-09-0

PARCEL: 258.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rick Moore, a married man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gerald Wieck and wife, Patricia Wieck**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1017 Bate Ave, Nashville, TN 37204**

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 24 and the Westerly 7 feet of Lot No. 25, in W.S. Criddles's Subdivision of Lot No. 1 on the Lawrence Property in the Old Tenth Civil District of Davidson County, a plat of which subdivision is recorded in Book 57, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and the said part of Lot NO. 245 adjoin and front together 57 feet on the Southerly side of Bate, formerly Cleveland Avenue, in the City of Nashville and together runs back Southwardly between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to Rick Moore, by Warranty Deed, from George D. Hogan and Azell Futrell, both unmarried, of record in Instrument # 20060619-0073149, Register's Office for Davidson County, Tennessee, date June 15, 2006 and recorded June 19, 2006. See Deed in 7469, Page 167, and Book 6234, Page 554.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The subject property was never used as the principal residence of the Grantor or his spouse.

RW
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of April, 2007.

GRANTOR(S):

RICK MOORE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rick Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument and acknowledging that such person executed the same as the free act and deed.

Witness my hand and seal on this the this the 4th day of April, 2007.

NOTARY PUBLIC
My Commission Expires: 07-25-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $366,500.00

AFFIANT

SWORN TO and subscribed before me this the 4th day of April, 2007.

NOTARY PUBLIC
My commission expires: 07-25-09