THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO: + new owner
Southeast Real Estate
PO Box 282102
Nashville, TN 37228

Davidson County DEEDWARR
Recvd: 05/08/07 11:29 2 pgs
Fees:13.00 Taxes:181.30
20070508-0055196

MAP PARCEL NUMBERS
92.09-0-36.00
92.09-0-37.00
92.09-0-38.00
92.09-0-39.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **13th** day of **April, 2007**, by and between **John Trudel and Robert N. Moore Jr.**, party of the first part, and **Southeast Real Estate Development, LLC**, party of the second part,

WITNESSETH: That for and in consideration of **$49,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 27, part of Lots 28, 29, 30, on the Plan of College Hill Subdivision Section III, of record in Book 2663, page 1, Register's Office for said County. Said Lot No. 27 fronts 60 feet on the southerly side of Georgia Avenue, and extends back 108.38 feet on the westerly line, 109.3 feet on the easterly line, to an alley on which it measures 66.5 feet.

Said part of Lot 28 fronts 60 feet on the southerly side of Georgia Avenue, and extends back 109.3 feet on the westerly line and 105 feet more or less on the easterly line, which said line extends back to Interstate Highway I-40 right of way, and measures on said right of way, and on alley in the rear, 60 feet more or less.

Said part of Lot 29 fronts 60 feet on the southerly side of Georgia Avenue, and extends back 105 feet more or less on the westerly line and 50 feet more or less on the easterly line to Interstate Highway I-40 Right of Way on which it measures 80 feet or more or less.

Said part of Lot 30 is triangular in shape, and fronts 55 feet more or less on the southerly side of Georgia Avenue, and extends back 50 feet more or less on the westerly line and measures 75 feet more or less on the Interstate Highway I-40 Right of way.

Being the same property conveyed to John Trudel and Robert N. Moore, Jr. from Frank Davenport by deed of record in Book 20060807-0096397, dated 08/03/06 and recorded 08/07/06, Registers Office of Davidson County, Tennessee.

The above referenced property is also known as 3660, 3664, 3668, & 3672 Georgia Court Nashville, TN 37209.

The above referenced property is not and has never been the primary residence of the Grantors and their spouse(s).

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s);any and all matters appearing of record in Book 2663, page 1; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John Trudel

Robert N. Moore Jr.

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Trudel and Robert N. Moore Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13th day of April, 2010.

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$49,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of April, 2010.

Notary Public

My Commission Expires

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

PROPERTY ADDRESS:
3660, 3664, 3668, & 3672 Georgia Court
Nashville, TN 37209

Name and Address of Property Owner

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