WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/07 11:50 2 pgs
Fees:13.00 Taxes:240.50

20070919-0112115

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02378 VANDIVER NM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jerry H. Vandiver and Gracie H. Vandiver	Same	83-2-306.00
315 Manchester Avenue		
Nashville, TN 37206		

FOR AND 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 ACKNOWLEDGED, WE,

ESTATE OF JERRY F. MOORE SR.

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

JERRY H. VANDIVER, AND WIFE, GRACIE H. VANDIVER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 315 Manchester Avenue, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 13th day of September, 2007.

Estate of Jerry F. Moore Sr.

Mary Ellen Moore

By: Mary Ellen Locke Moore

Mary Ellen Moore

By: Mary Ellen Locke Moore as sole heir under the Last Will and Testament of Jerry Franklin Moore, Sr. dated August 25, 1998

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, MARY ELLEN LOCKE MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Personal Representative and Sole Heir of the ESTATE OF JERRY F. MOORE SR., the within named barganor, and that MARY ELLEN LOCKE MOORE, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said estate for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee, this 13th day of September, 2007.

Notary Public Teresa M. Delaney

My Commission Expires: 4-6-08

TERESA M. DELANEY NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

file # 07-02378 VANDIVER NM

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary Ellen Locke Moore, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee, this 13th day of September, 2007.

Notary Public Teresa M. Delaney
My Commission Expires: 4-6-08

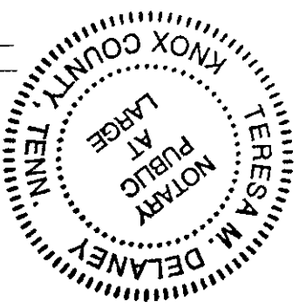


EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 50 FEET OF LOT NO. 4 ON THE MAP OF THOMPSON BOND'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 50 FEET ON THE WESTERLY SIDE OF MANCHESTER AVENUE AND RUNS BACK 283.7 FEET, MORE OR LESS, ON THE SOUTHERLY LINE AND 289 FEET, MORE OR LESS, ON THE NORTHERLY LINE ALONG THE SOUTHERLY MARGIN OF SHARPE AVENUE TO THE EASTERLY MARGIN OF AN ALLEY ON WHICH IT MEASURES 50.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO LYLA R. MOORE AND JERRY F. MOORE, SR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM WESLEY D. TURNER, TRUSTEE, RECORDED ON THE 1ST DAY OF DECEMBER, 1981 IN BOOK 5825, PAGE 489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LYLA R. MOORE HAVING SINCE DIED ON DECEMBER 23, 1999. JERRY FRANKLIN MOORE SR. HAVING SINCE DIED ON MAY 7, 2007. UNDER THE LAST WILL AND TESTAMENT OF JERRY FRANKLIN MOORE SR. IN THE PROBATE COURT OF JEFFERSON COUNTY, TENNESSEE, DOCKET #2007-10-135, MARY ELLEN LOCKE MOORE IS NAMED THE PERSONAL REPRESENTATIVE AND SOLE HEIR OF THE ESTATE OF JERRY FRANKLIN MOORE SR.

JERRY F. MOORE SR. AND JERRY FRANKLIN MOORE SR. ARE ONE AND THE SAME PERSON.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.