Boy 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $360,000.00.* J Hunter Moore *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2007.* *Notary Public* NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 19, 2009 STATE OF TENNESSEE *My commission expires:*

Name and Address of New Owner:

J. Hunter Moore, et als
2115 Natchez Trace
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/28/07 13:47 2 pgs
Fees:13.00 Taxes:1332.00
20071228-0148502

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
2113 Natchez Trace Nashville, TN 37212	104-11-217.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JERI ANN MACPHERSON,** a married woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **J. HUNTER MOORE and BONNIE H. MOORE,** each a 27% interest as equal tenants in common; and **BONNIE H. MOORE, as TRUSTEE for the JAMES HARRIS MOORE 1996 VESTED TRUST and as TRUSTEE for the REBECCA DOROTHY MOORE 1996 VESTED TRUST,** each a 23% interest, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Block 7, Fairfax Place, of record in Plat Book 547, pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jeri Ann MacPherson by Warranty Deed from LSPI Exchange Corp., a Nevada corporation, of record as Instrument No. 20010213-0013887 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2113 Natchez Trace, Nashville, TN 37212.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on Plan of record in Book 547, pages 137 and 138, in the Register's Office for Davidson County, Tennessee

3. Neighborhood Conservation Zoning Overlay of record as Bill No. BL 2005-902 of the Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs 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.

HOWARD A. MACPHERSON, the husband of **JERI ANN MACPHERSON,** does not join in this conveyance as the subject property is not now has it ever been used as the primary residence of the parties.

WITNESS my hand this 20 day of December, 2007.

Jeri Ann MacPherson

Jeri Ann MacPherson

STATE OF COLORADO]
COUNTY OF Jefferson **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERI ANN MACPHERSON**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

DIANNA B. LYTLE NOTARY PUBLIC STATE OF COLORADO My Commission Expires APRIL 14, 2011

Dianna B Lytle

NOTARY PUBLIC

My commission expires:_____

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