Davidson County DEEDWARR
Recvd: 01/03/08 10:30 5 pg
Fees:28.00 Taxes:10996.40
20080103-0000565

This instrument prepared by:
SHERRARD & ROE, PLC (KAB)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

DEED IN LIEU OF FORECLOSURE

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Robert N. Moore, Jr.	Same	117130B15200CO
c/o 404 James Robertson Parkway		117130B16100CO
Suite 1615		117130B16200CO
Nashville, TN 37219		117130B16400CO

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 which is hereby acknowledged, and in consideration for the satisfaction of the indebtedness held by Robert N. Moore, Jr., assignee from Regions Bank, successor to Union Planters Bank, N.A., Krohn Homes, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Robert N. Moore, Jr. (hereinafter referred to as the "Grantee"), and to the said Grantee's successors and assigns, certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

This is property known as Lot 1016 Abbottsford Phase 2, and Lots 1002, 1003 and 1000 Abbottsford Phase 2 – Revision 1, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit B attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend the title to said Property to the Grantee and to the Grantee's successors and assigns against the lawful claims of all persons.

(Remainder of Page Intentionally Left Blank)

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed as of the 3rd day of December, 2007.

KROHN HOMES, LLC

By: Jerry T. Krohn

Title: Managing Partner

"GRANTOR"

STATE OF TENNESSEE)
Williamson)
COUNTY OF ~~DAVIDSON~~)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jerry Krohn, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that he/she is the MANAGING MEMBER of Krohn Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as MANAGING MEMBER.

Witness my hand and seal, at office in Brentwood, Tennessee, this 3rd day of December, 2007.

Philip C. Bumbalough
Notary Public

PHILIP E. BUMBALOUGH NOTARY PUBLIC AT LARGE SUMNER COUNTY

My commission expires: 11-16-2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 2,972,000.00 OMK

Jeff Moore
AFFIANT

Sworn to and subscribed before me
this 3rd day of Nov., 2007.

Philip C. Bumbalough
NOTARY PUBLIC

My commission expires: 11-16-2011

PHILIP E. BUMBALOUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

395333.03 3040-0036 12/3/2007 9:43 AM

EXHIBIT A

PROPERTY DESCRIPTION

Lot 1016, as reflected on the Plat for Abbottsford Phase 2, of record as Instrument No. 20010502-0044874, as revised by Instrument No. 20020305-0027572, Register's Office for Davidson County, TN ("RODC").

Lots 1003, 1002 and 1000, as reflected on the Plat for Abbottsford Phase 2, Revision 1, of record as Instrument No. 20010502-0044874, as revised by Instrument No. 20020305-0027572, as corrected by Instrument No. 20020828-0104512, RODC

Being a portion of the same property conveyed to Grantor in Instruments No. 200302200022743, 200312230182669, 200410210126907 and 200406180072553, RODC.

EXHIBIT B

Permitted Title Exceptions

1. Taxes for 2005 and 2006, a lien now due and payable.

2. Taxes for 2007 and subsequent years, a lien but not yet past due.

3. Restrictive covenants contained in instrument of record in Book 6478, page 177, as amended in Book 6530, page 242, Book 6537, page 303, as amended and restated in Book 81 , page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, as Instrument No. 20010330-0030930, supplemental as Instrument No. 20020502-004152, as re-recorded as Instrument No. 20010514-0049648, said. Register's Office.

4. Charter of Incorporation of Abbottsford Homeowner's Association, Inc., of record in Book 8548, page 213, said Register's Off-tee.

5. Grant of Underground Utility Easement of record in Book 8643, page 272, said Register's, office.

6. Easement for water line of record in Book 1266, page 690 and Book 1037, page 572, said Register's Office.

7. Easement for maintaining a wall of record in Book 9421, page 147, said Register's Office.

8. Correction of grant of easement for pipeline of record in Book 5128, page 953, said Register's Office.

9. Easement for gas service agreement of record in Book 7272, page 746, said Register's Office.

10. Storm water detention agreement of record as Instrument No. 20010425-0040836, said Register's Office.

11. Instrument of correction appearing as Instrument No. 20020828-0104512, said Register's Office.

12. Metropolitan Ordinances BL2000-545 and BL2000-546 of record in Minute Book 61, page; 295 in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, which change the Zoning from R20 to R10.