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* Davidson County DEEDWARR Recvd: 02/19/08 12:30 2 pgs Fees:13.00 Taxes:9157.50 20080219-0015861	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $2,475,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2008.* *Notary Public* *My commission expires:* 1-20-2009 Lauren M. Rickels STATE OF TN NOTARY PUBLIC Williamson County

Name and Address of New Owner:

David R. and Jennifer L. Halpern-Moore
4030 Sunnybrook Drive
Nashville, TN 37205

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:	**Map and Parcel:**
4030 Sunnybrook Drive Nashville, TN 37205	130-04 11

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, **CARPENTER CONSTRUCTION, INC.,** a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DAVID R. MOORE AND JENNIFER L. HALPERN-MOORE,** husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the south 112.5 feet of Lot 17 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, of record in Book 1424, page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 112.5 feet on the easterly side of Sunnybrook Drive, formerly Altamont Avenue and extends back between lines 317.35 feet, more or less.

Being the same property conveyed to Carpenter Construction, Inc., a Tennessee corporation, by Warranty Deed from Loren Cioffi, unmarried, of record as Instrument No. 20060717-0085991 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4030 Sunnybrook Drive, Nashville, TN 37205.

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

1. Metropolitan Nashville/Davidson County taxes for the year 2008 which have been prorated between the parties and assumed by Grantees; and

2. Matters shown on plan of record in Book 1424, page 31, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5258, page 555, said Register's Office.

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 it 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs 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 this 15th day of February, 2008.

CARPENTER CONSTRUCTION, INC.

BY: Paul R Carpenter, Pres.

Paul R. Carpenter, President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, Paul R. Carpenter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of CARPENTER CONSTRUCTION, INC., a Tennessee corporation, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

RUBYE RAINEY NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

NOTARY PUBLIC

My commission expires: NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

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