WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

X O. Porter Stark III Pres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2008

Notary Public:

MY COMMISSION EXPIRES: 11.22.10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marvin Moore	Countrywide Bank, FSB	Parcel ID:
296 Plus Park Blvd.	3011 Amory Drive, Ste. 120	10615006200
Nashville, TN 37217	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Spring Hill Land Company

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marvin Moore and wife, Teresa Moore

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. on the plat of the re-subdivision of the Plus Park, Section 15, of record in Plat Book 5210, Page 106, Register's Office for said County.

Said Lot No. 1 fronts 60.0 feet on the easterly margin of Plus Park Blvd. and extends back 196.50 feet on the northerly line, and 195.70 feet on the southerly line, to a line on the rear on which it measures 56.69 feet.

BEING the same property conveyed to Spring Hill Land Company by deed from Elizabeth A. Campbell and Nell C. Fowler, of record in Book 7460, Page 493, dated January 26, 1988, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4530, Page 348; Book 8096, Page 869; and Book 8164, Page 44, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 106, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 296 Plus Park Blvd., Nashville, TN 37217

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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.

Davidson County DEEDWARR
Recvd: 02/26/08 10:52 2 pgs
Fees:13.00 Taxes:440.30
20080226-0018716

Witness my hand this 22nd day of February, 2008.

Spring Hill Land Company

BY: O. Porter Stark III Pres.
O. Porter Stark, III, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared O. Porter Stark, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Spring Hill Land Company the within named bargainer, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name O. Porter Stark, III as such President.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2008.

My Commission Expires: 11.22.10

Notary Public

