THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1526

Davidson County DEEDWARR
Recvd: 03/05/08 10:04 2 pgs
Fees:13.00 Taxes:203.50
20080305-0021982

Property Address: 1537B Douglas Avenue, Nashville, TN 37207

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James W. D. Moore, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Christian Properties, Inc, its successors and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 58 on the Map of Dr. E.T. Brown's Subdivision of Lots 21 to 26, inclusive on the Map of Brownville Addition of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 170 feet to an alley.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from James W.D. Moore, dated February 8, 2008, and recorded February 15th, 2008 in the Register of Deeds for the City of Nashville, County of Davidson, as Instrument No. 20080215-0015280

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 8th day of February, 2008.

_____{Seal}
James W. D. Moore

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 8th day of February, 2008, before me the undersigned officer, personally appeared James W. D. Moore, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 9·19·09

Grantee's Name, Address, Phone:
Christian Properties, Inc
213 Ward Circle
Brentwood, TN 37027

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Map and Parcel No. 083-02-171.00

SEND TAX STATEMENTS TO:
Christian Properties, Inc.
213 Ward Circle, Ste 102
Brentwood, TN 37027

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 8 day of February, 2008.

_____
Notary Public
My Commission expires: 9·19·09

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.