THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **247,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2008 Notary Public MY COMMISSION EXPIRES: 2.8.10 (AFFIX SEAL)

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Moore, IV	Same	MAP 155-15-A
5221 Beech Ridge Road		PARCEL 129.00 CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Todd A. Roycroft and wife, Lynn E. Roycroft**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. Moore, IV and wife, Melissa 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. 129 on the Plan of Stonemeade, Section II, of record in Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd A. Roycroft and spouse, Lynn E. Roycroft by deed from Edwin Miller and spouse, Deborah Miller of record in Instrument No. 20010523-0053676, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5221 Beech Ridge Road, Nashville, TN 37221.**

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.

Witness my hand( ) this the ~~2nd~~ 1st day of July, 2008.

Todd A. Roycroft by Cece Wyant, Attorney-in-Fact
Todd A. Roycroft by Cece Wyant, Attorney-in-Fact

Lynn E Roycroft by Cece Wyant, Attorney-in-Fact
Lynn E. Roycroft by Cece Wyant, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 07/07/08 14:22 2 pgs
Fees:13.00 Taxes:915.75
20080707-0069862

STATE OF TENNESSEE
COUNTY OF Williamsn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cece Wyant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Todd A. Roycroft**, as his Attorney in Fact, as the free act and deed of the within named.

Witness my hand and official seal this the 1st day of July, 2008.

My Commission expires 9-16-2009

Notary Public

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamsn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cece Wyant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Lynn E. Roycroft**, as her Attorney in Fact, as the free act and deed of the within named.

Witness my hand and official seal this the 1st day of July, 2008.

My Commission expires 9-16-2009

Notary Public

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY