 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $215,000.00 Affiant Subscribed and sworn to before me, this 15th day of August, 2008. Notary Public Expiration of commission. 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/26/08 10:23 2 pgs
Fees:13.00 Taxes:795.50



20080826-0087543

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey A. Moore	New	**Map 083, Group 010, Parcel 282.00**
1113 McKennie Avenue	owner	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Claude M. Richbourg, married, and Scott M. McVay, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey A. 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Eastland Baptist Church Subdivision of Block B and C of Young Wilholte's Plan of the Douglas Property, of record in Plat Book 421, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Claude M. Richbourg, unmarried, and Scott M. McVay, unmarried as joint tenants, with rights of survivorship, of record in Instrument No. 20070608-0068733, Dated June 7, 2007, also see Scrivener's Affidavit of record in Instrument No. 20070627-0076898, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 155, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 1113 McKennie Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 15th day of August, 2008.

Claude M. Richbourg

Renee T. Richbourg
By: Claude M. Richbourg, Attorney-in-Fact

Scott M. McVay

Kathryn McVay
By: Scott McVay, Attorney-in-Fact

**Renee T. Richbourg, spouse of Claude M. Richbourg, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.
*Kathryn McVay, spouse of Scott M. McVay, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Claude M. Richbourg, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Scott M. McVay, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Claude M. Richbourg, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Renee T. Richbourg for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Renee T. Richbourg and is authorized by Renee T. Richbourg to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of August, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott McVay, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Kathryn McVay for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Kathryn McVay and is authorized by Kathryn McVay to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of August, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: **08561-CD**