THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 28935
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Christie M. Read
Affiant

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2009

Ember Dunn
Notary Public

MY COMMISSION EXPIRES: 02/03/10

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James ~~West Estes~~ Moore, ~~III~~	Avenue Bank	MAP 130-08-0
4317 Estes Road	111 10th Avenue South, Suite 200	PARCEL 026.00
Nashville, TN 37215	Nashville, TN 37203	
(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, **Ellen Lackey Colter unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**James West Estes Moore, III**~~ **and wife, Tamara S. Moore**
James W. 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 all of Lot No. 8 on the plan of Esteswood Subdivision, of record in Book 974, page 30, Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Said Lot No. 8 fronts 100 feet on the westerly margin of Estes Road or Avenue and extends back between parallel lines a distance of 310 feet to a dead line in the rear.

Being the same property conveyed to Ronald Cox Colter and wife Ellen L. Colter by deed from Edward H. Martin and wife Billie Lechleiter Martin of record in Book 7290, page 671, Registers office for Davidson County, Tennessee, dated July 7, 1987. The said property was then conveyed to Ellen Reid Lackey Colter by quitclaim deed from Ronald Cox Colter pursuant to the Marital Dissolution Agreement, Case No. 06D-1862, as of record in Instrument No. 20090206-0010371, Registers office for Davidson County, Tennessee, dated January 21, 2009.

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 **4317 Estes Road, Nashville, TN 37215.**

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 10th day of August, 2009.

Ellen Lackey Colter
Ellen Lackey Colter

BILL GARRETT, Davidson County
Trans: T20090054916 DEEDWARR
Recvd: 08/11/09 15:40 2 pgs
Fees: 13.00 Taxes: 2035.00

20090811-0075706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Lackey Colter** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of August, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of August, 2009.

My Commission expires _____

Notary Public