STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Subscribed and sworn to before me, this 24th day of February, 2011.

Affiant

My Commission Expires: 7-8-2013

Notary Public

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

BILL GARRETT, Davidson County
Trans:T20110012191 DEEDWARR
Recvd: 03/01/11 10:09 2 pgs
Fees:13.00 Taxes:92.50
20110301-0016300

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ROBERT UPTON 1030 COLLEGE AVENUE NASHVILLE, TN 37209 MAP & PARCEL NO. 091-04-0/067.00	ROBERT UPTON 1113 INNESWOOD DR. GALLATIN, TN 37066

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TIMOTHY RAY MOORE,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ROBERT UPTON,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 6 on the Map of University Heights Subdivision, Section 2, as revised as of record in Book 1424, page 122, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of College Avenue at the corner of Lots 6 and 7; thence with the line between said lots easterly 110 feet to a point; thence northerly 110 feet to the South margin of Centennial Blvd, thence with the margin of the same westerly 91.99 feet to the beginning of a curve; thence around said curve southwesterly 29.32 feet to the East margin of College Avenue, thence with the margin of t he same southerly 91.99 feet to the point of beginning.

Being the same property conveyed to Timothy Ray Moore by Quitclaim Deed from West Wood Communities, Inc., dated July 29, 2010, and filed of record on August 2, 2010, in Instrument No. 20100802-0060597, as corrected in Scrivener's Affidavit of record in Instrument No. 20100826-0067689, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2011, WHICH

HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 122; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1030 COLLEGE AVENUE, NASHVILLE, TN 37209

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 24TH DAY OF FEBRUARY, 2011.

Timothy Ray Moore

TIMOTHY RAY MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2011, before me personally appeared Timothy Ray Moore, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 7-8-2013

Jamie L. Taylor

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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WARRANTY DEED

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RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

2467