BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070788** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2011. Notary Public My Commission Expires: My Commission Expires OCT 21, 2013

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Robert S. Moore and Amy Grigor Moore 510 Deer Ridge Lane Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 12814006400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Dillingham Jr., a married man and Robert A. Dillingham, an unmarried man, as joint tenants with the right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert S. Moore and wife, Amy Grigor Moore,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 80, PLAN OF HARPETH PARK, SECTION II (ERRONEOUSLY REFERRED TO AS SECTION H IN DEED OF ACQUISITION), as shown on plat of record in Plat Book 3700, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Leo Kalis and wife, Kathe Kalis to James L. Dillingham, Jr. as recorded on the 6th day of May, 1988 in Deed Book 7537, Page 470 and Quitclaim Deed from James L. Dillingham, Jr., a married man to James L. Dillingham Jr., a married man, and Robert A. Dillingham, an unmarried man, as joint tenants with right of survivorship as recorded on the 1st day of May, 2009 in Instrument No. 20090501-0040036 , in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HARPETH PARK, SECTION II, as recorded in Plat Book 3700, Page(s) 58.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

The said property has never been the residence of James L. Dillingham, Jr.

This is improved property located at 8049 Esterbrook Dr Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20110049751 DEEDWARR
Recvd: 08/15/11 09:58 2 pgs
Fees:13.00 Taxes:333.00
20110815-0062632

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of August, 2011.

James L. Dillingham Jr.

Robert A. Dillingham by James L. Dillingham, Jr.
his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. Dillingham Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James L. Dillingham, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Robert A. Dillingham,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12 day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014