

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa L. Moore (NAME)	Century Mortgage Corp. (NAME)	26-7-174.00
132 Buckingham Court (ADDRESS)	Two International Plaza, #507 (ADDRESS)	GO-20879
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (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, Thomas C. Yunker and wife, Kimberly L. Yunker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa L. Moore, unmarried

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, TN, BEING Lot No. 258 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 549, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thomas C. Yunker and wife, Kimberly L. Yunker, by deed from Phillips Builders, Inc., of record in Book 7588, Page 74, Register's Office for Davidson County, Tennessee. Said deed having been corrected (to correct Lot No.) by Instrument of Correction of record in Book 7588, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 6900, page 549; Declaration of covenants, conditions and restrictions of record in Book 6406, page 929; By-Laws in Book 6406, page 942; Dedication of common area in Book 7864, page 369; Instruemnt of correction in Book 7588, page 74 and Book 7659, page 382; Easements in Book 4377, page 94 and Book 6636, page 824 and Book 6117, page 290; Articles of Merger in Book 7298, page 203; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
is improved (X) property, known as 132 Buckingham Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 21st day of November 19 97

Thomas C. Yunker

Kimberly L. Yunker

By: Kimberly L. Yunker
Kimberly L. Yunker
Attoeney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Yunker and wife, Kimberly L. Yunker

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, Tennessee, this 21st day of November, 19 97

Commission expires 2-27-99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF Tennessee
COUNTY OF williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kimberly L. Yunker with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Thomas C. Yunker the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Thomas C. Yunker Kimberly L. Yunker the within named bargainor(s) by the said as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 21st day of November, 19 97.

NOTARY PUBLIC

My Commission Expires: 2-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Thomas C. Yunker and wife,
Kimberly L. Yunker

TO

Theresa L. Moore

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

97 NOV 25 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

03731172

AFFIDAVIT

The undersigned Affiant being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit refers to was executed by Kimberly L. Yunker as attorney-in-fact for Thomas C. Yunker.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kimberly L. Yunker
AFFIANT

Sworn to and subscribed before me this 21st day of November, 19 97.

NOTARY PUBLIC

GREGORY S. TEFFONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

My Commission Expires: 3-27-99

3601 11/25 0101 03CHECK 397.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10695 PG 575

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 104000.00

CON TX 384.80

PRFEE 1.00

WDEED 12.00

TOTAL 397.80

CHECK 397.80

11/25/97 01 08:54 0001 3101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03731172

IDENTIF. ↑ REFERENCE

97 NOV 25 AM 8:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1224450