WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

X Diana G. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 10-28-03
(AFFIX SEAL)

47

Instr:200007250073365 Page: 1 OF 2
REC'D FOR REC 07/25/2000 11:11:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.53

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana G. Moore (NAME)	GMAC Mortgage Corporation (NAME)	MAP 61-16
1307 Ardee Avenue (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL 234
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, James Braun and Kevin Braun, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diana G. 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, Tennessee, being the southerly part of Lot No. 57 of Block C on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Ardee Avenue and extends back 210.1 feet on the easterly line and 207.6 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to James Braun, and Kevin Braun, Both Unmarried by deed from Grand Cayon Properties LLC, a Tennessee Limited Liability Company, of record in Book 11750, Page 748, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1307 Ardee Avenue, Nashville, TN 37216
(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 19th day of July, 2000

James Braun

Kevin Braun

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 James Braun and Kevin Braun, Both Unmarried

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 Goodlettsville, Tennessee, this 19th day of July, 2008.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public