REALTY TITLE 06
Box 48A

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

RECORD AND ~~RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42984 FILE BOX

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 13:57 2pgs
Fees:13.00 Taxes:569.80

20040506-0051967

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$154,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **30TH DAY OF APRIL, 2004.**

Notary Public

MY COMMISSION EXPIRES: 2-4-07

MARIAN S. YOUNG NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JOSHUA D. WEBB et ux	**CHASE MANHATTAN MORTGAGE**	**98-2-54**
5320 Roxborough Pass	**5409 Maryland Way, Suite 202**	**4D 93824**
Hermitage, TN 37076	**Brentwood, TN 37027**	

FOR AND IN 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, JEFFREY MOORE and wife, SAMANTHA GREGORY MOORE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA D. WEBB and wife, TRACI A. WEBB**

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:

BEING Lot No. 89, on the plan of Roxborough East, Phase II-A, of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey Moore and wife, Samantha Gregory Moore, by deed from Frank Batson Homes, Inc., of record in Book 8936, page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as 5320 Roxborough Pass, Hermitage, Tennessee 37076

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 HANDS THIS 30th DAY OF APRIL, 2004.

JEFFREY MOORE

SAMANTHA GREGORY MOORE

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 JEFFREY MOORE and wife, SAMANTHA GREGORY MOORE, the bargainors, 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 Nashville, Tennessee, this the 30th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25