WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-AM-04-2007

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald P. Moon Jr.	Decision One Mortgage	
407 Heritage Lane	(NAME) 6060 JA Jones Drive, Suite 1000	72-7-A-15 CO
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIA EGGERS, MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD P. MOON JR.*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 15 on the Plan of Heritage Square Second Revised Plan, Phase One, as of record in Plat Book 5200, page 282, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julia Eggers, married, by Warranty Deed dated May 18, 2004 and filed for record on May 20, 2004 in Instrument Number 20040520-0059280 and re-recorded in 20040616-0071112, Register's Office for Davidson County, Tennessee.

Said property is not the primary or maital residence of Julia Eggers.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, page 282; Book 5200, page 249; Book 5200, page 202; Book 5200, page 282; Book 5588, page 807 and Book 5588, page 906, Register's Office for said County.

*unmarried

unimproved ( )
This is improved (X) property, known as 407 Heritage Lane, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of July, 2004.

Julia Eggers

Davidson County DEEDWARR
Recvd: 08/09/04 08:28 2pgs
Fees:13.00 Taxes:345.95

20040809-0095425

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia Eggers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903