Box 13
8450

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $136,900.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 4 day of August, 2004.

Bethany H
Notary Public
My commission expires: 5/28/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06-0407-71359

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jana Lynn Moore 752 Jaywood Drive Old Hickory TN 37138	Columbia National, Inc. 7142 Columbia Gateway Dr. Columbia, MD 21046	063-16-0-B 060.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Henry K. Staggs**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jana Lynn Moore** * unmarried, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* aka Jana L. Moore

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Plan of Hampton Park (Formerly Chitwood Downs), of record in Plat Book 6900, Page 550, 551, 552; Certificate of Correction of record in Book 7462, Page 445; Amendment to Change Name, of record in Book 8181, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry K. Staggs by quitclaim deed, dated 03/29/04, from Henry K. Staggs and wife, Bethany P. Staggs, of record in Instrument No. 200404050038249; being further conveyed to Henry K. Staggs and wife, Bethany P. Staggs, by deed, dated 03/25/96, from Fox Ridge Homes, Inc., of record in Book 10003, Page 867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 752 Jaywood Drive, Old Hickory, TN 37138

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 08/18/04 14:38 2pgs
Fees:13.00 Taxes:506.53
20040818-0099936

WITNESS my hand this 4th day of August, 2004.

Henry K. Staggs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Henry K. Staggs with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 4 day of August, 2004.

Notary Public
State of Tennessee at Large

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 9-16-07