File #200450394

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 9-24-05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karla Maria Austin	Same	Map: 150-7-0
(NAME) 3425 Daisy Trail Drive	(NAME)	Parcel 439.00
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BRIAN A. MOORE, A MARRIED MAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **KARLA MARIA AUSTIN, UNMARRIED**, hereinafter called the GRANTEE, her 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 all of Lot No. 341, on the Plan of Section Seven-A, "The Country", as shown by plat appearing of record in Plat Book 6250, Page 308, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brian A. Moore by Warranty Deed dated May 28, 1996 of record in Book 10064, Page 766, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plan of record in Plat Book 6250, Page 308; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Staci B. Moore, spouse of Brian A. Moore, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 3425 Daisy Trail Drive, Antioch, TN 37013
(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, his/her heirs and assigns forever; and Grantor covenants with the said GRANTEE that he 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; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the 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: 10/06/04 13:08 2pgs
Fees:13.00 Taxes:492.10
20041006-0120511

Witness our hands this 29 day of September, 2004.

Brian A. Moore

Brian A. Moore

By: Staci B. Moore

Staci B. Moore, his Attorney in Fact

Staci B. Moore

Staci B. Moore

STATE OF Tennessee

COUNTY OF Davidson

On this 29 day of September, 2004, before me personally appeared Staci B. Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Brian A. Moore and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. + Register's Office of Davidson County, Tennessee.

+20041006-0120510

Witness my hand and official seal, this 29 day of September, 2004.

Linda V. Jones

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
~~Southern Title Services, LLC~~
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076