20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Lindsey Renee Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/08/05 13:44 2 pgs
Fees:13.00 Taxes:329.30
20050408-0038949

DANIEL L. SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Matthew Moore	WR STARKEY MORTGAGE, LLP	MAP 043-06
(NAME)	(NAME)	
501 Singer Drive	5055 W. Park Blvd., Ste 300	PARCEL 252.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plano, TX 75093	
(CITY) (STATE) (ZIP)	(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, Jean W. Hickey-Crowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Matthew Moore and wife, Lindsey Renee Moore

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 Lot No. 177 on the Plan of Madison Park, Section 6, of record in Book 4300 at page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean W. Hickey, Unmarried by Warranty Deed from Shirley L. Watts, unmarried, dated February 25, 1992, of record in Book 8564, Page 247, Register's Office for Davidson County, Tennessee. The said Jean W. Hickey having since married and is now known as Jean W. Hickey-Crowell.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 501 Singer Drive, Madison, TN 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 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 my hand this 5th day of April, 2005

Jean W. Hickey-Crowell

Jean W. Hickey-Crowell

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 Jean W. Hickey-Crowell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of April, 2005.

Commission expires 1/22/07

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

My Commission Expires JAN 22, 2007

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 _____ 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