WARRANTY DEED

Davidson County DEEDQC
Recvd: 07/06/05 10:02 2 pg
Fees:13.00 Taxes:1110.00

20807

20050706-0077262

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF July, 2005.

(Affix Seal) Notary Public

My Commission Expires: 05/22/09

BRENDA FRANKS HALE STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Walton Louis Moore and wife, Mamie L. Moore	New Owner	
1113 Hunters Bow Circle	SAME	Map and Parcel 172-14A-27
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN W. COTHERN AND WIFE, DEBORAH U. COTHERN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto WALTON LOUIS MOORE AND WIFE, MAMIE L. MOORE, 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:

LAND in Davidson County, Tennessee being Lot No. 122 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Book 9700, Pages 308 and 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John W. Cothern and wife, Deborah U. Cothern by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, of record in Book 10842, page 164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2005 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 172-14A, Parcel 027.0000, Field Book 06D-78358.
b. All matters appearing on the Plan of Wexford Downs, Section One, of record in Plat Book 9700, page 308 and 309, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 10292, page 51, and Instrument No. 20000810-0079498, Register's Office for Davidson, Tennessee .
d. Storm Water Detention Agreement of record in Book 10357, page 925, said Register's Office.
e. Charter of Wexford Downs Homeowners' Association, Inc., of record in Book 10500, page 444, said Register's Office.

This is (X) improved property known as 1113 Hunters Bow Circle, Nashville, Tennessee 37211 .

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 the GRANTOR(S), 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 that the same is unencumbered, unless otherwise herein set out; and we do further covenants and binds 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 1st day of July, 2005:

John W. Cothern

Deborah U. Cothern

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JOHN W. COTHERN AND WIFE, DEBORAH U. COTHERN, the bargainor(s), 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 Franklin, Tennessee, this 1st day of July, 2005.

Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 05/02/09