WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/05 14:47 2 pgs
Fees:13.00 Taxes:510.60

20050721-0085173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL) MARCH 14, 2007

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esdras Samuel Moran (NAME)	Decision One Mortgage Company (NAME)	MAP 75-8
741 Albany Drive (ADDRESS)	6060 J. A. Jones Dr., Ste. 1000 (ADDRESS)	PARCEL 225
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (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, William G. Roberts, Jr. and wife, Jeanie F. Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esdras Samuel Moran and wife, ~~Diana~~ XXXXX Delvalle Moran **Dayana**

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. 16 on the Plan of Hunters Hill, Section 1, as of record in Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William G. Roberts, Jr. and wife, Jeanie F. Roberts by Deed, dated December 27, 1984, and recorded January 10, 1985 from Larry Powell and wife, Carol Powell and James A. Powell and wife, Sybil Powell of record in Book 6468, Page 118, and re-recorded June 4, 1986 in Book 6877, Page 128, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: Taxes (County) for the year 2005 and all subsequent years. Restrictive Covenants of record in Book 6215, Page 881, Book 6223, Page 335, Book 6489, Page 932 and Book 6553, Page 441, Register's Office for Davidson County, Tennessee. Further subject to the Plan of Hunters Hill, Section 1, as of record in Book 5800, Page 350, said Register's Office which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein.

unimproved ( )
This is improved (X) property, known as 741 Albany Drive, Hermitage, TN 37076
(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 our hand s this 19th day of July, 2005

William G. Roberts, Jr.

Jeanie F. Roberts

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 William G. Roberts, Jr. and wife, Jeanie S. Roberts

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 Madison, Tennessee, this 19th day of June, 2005.

Commission expires 3-14-07

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 14, 2007

Notary Public

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 _____ to be the _____ 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