03

Rocky Title
48-A

Davidson County DEEDWARR
Recvd: 07/28/05 09:33 2 pgs
Fees:13.00 Taxes:534.65

20050728-0088046

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN04408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecelia D. Moore **116 Elkader Court South** **Antioch, TN 37013**	United Mortgage Lenders, Inc. 5201 Congress Ave., 234C Boca Raton, FL 33487	**150-03-369**

FOR AND IN 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,

Robert Withrow and wife, Cammie Withrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cecelia D. 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:

*and 285

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Country Section 9 of record in Plat Book 6900, page 286,* Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Withrow and wife, Cammie Withrow, by Warranty Deed from Kathy M. Spraggs fka Kathy M. Malin and husband, Duane Spraggs, dated 11-30-95 and recorded 11-30-95 in Book 9879, page 516, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7402, page 977, as corrected in Deed Book 7404, page 292, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **116 Elkader Court South, Antioch, TN 37013**
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 hands this 13th day of July, 2005.

Robert Withrow by Jamie Milele, attorney in fact of record

Robert Withrow by Jamie Milele, Attorney in Fact of record in Instrument No. 200507 28. 0088045 **, Register's Office for Davidson County, Tennessee.** in instrument

Cammie Withrow by Jamie Milele, attorney in fact of record

Cammie Withrow by Jamie Milele, Attorney in Fact of record in Instrument No. _____, **Register's Office for Davidson County, Tennessee.** in instrument

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Withrow and wife, Cammie Withrow the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 13th day of July, 2005.

Commission Expires:_____

_____
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 _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of July, 2005, before me personally appeared Jamie Milele to me known to be the person who executed the foregoing instrument in behalf of Robert Withrow and wife, Cammie Withrow as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Robert Withrow and wife, Cammie Withrow

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of July, 2005.

Commission Expires: 11/4/06

Gail C. Victory
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006