Davidson County DEEDWARR
Recvd: 08/24/05 09:54 3 pg
Fees:18.00 Taxes:666.00

20050824-0100910

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
452667 1707877
Bobbie Crow

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
(NAME) **Anthony Allen**	*(NAME)* owner	*141-6-C-91CO*
(STREET ADDRESS OR ROUTE NUMBER) **4044 Stonybrook Drive**	*(STREET ADDRESS)*	
(CITY) (STATE) (ZIP) **Nashville, TN 37221**	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Elizabeth M. Moore f/k/a Elizabeth M. Murrah and Wes A. Moore, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said **Anthony Allen and Jennifer Buckley, as joint tenants with rights of survivorship**
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF **Tennessee**
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is $ **180,000.00**

Affiant Mary Jo Vaughn

Subscribed and sworn to before me this the 19th *day of* August, 2005

Notary Public M L Pickernell

My commission expires: 8-9-09
(Affix Seal)

M L PICKERNELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

This is unimproved ( ), known as 4044 Stonybrook Drive, Nashville, TN 37221

improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 5th *day of* August , 2005 , *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth M. Moore f/k/a Elizabeth M. Murrah — Wes A. Moore

Elizabeth M. Moore f/k/a Elizabeth M. Murrah *Wes A. Moore*

STATE OF
COUNTY OF

Personally appeared before me, Debra S Adkins , *a Notary Public in and for said County and State, Elizabeth M. Moore f/k/a Elizabeth M. Murrah, the within named bargainor* married *(fill in marital status), 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, at office, this 5 *day of* August , 2005 .

Debra S Adkins

Notary Public
My Commission Expires: Jan 12, 2008

(This area for official notarial seal)

DEBRA S. ADKINS NOTARY PUBLIC AT LARGE HAMILTON CO., TN

STATE OF
COUNTY OF

Personally appeared before me, Debra S Adkins , *a Notary Public in and for said County and State, Wes A. Moore, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 5 *day of* August , 2005 .

Debra S Adkins

Notary Public
My Commission Expires: Jan 12, 2008

(This area for official notarial seal)

DEBRA S. ADKINS NOTARY PUBLIC AT LARGE HAMILTON CO., TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wes A. Moore, an unmarried man and Elizabeth M. Murrah, an unmarried woman by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040513-0056069, said Register's Office.