WARRANTY DEED

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison TN 37115

Davidson County DEEDWARR
Recvd: 09/28/05 12:36 2 pgs
Fees:13.00 Taxes:255.97

20050928-0116485

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,182.05

Margaret Thornton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF September, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

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
Margaret G. Thornton (NAME)	Countrywide Home Loans (NAME)	MAP 43-2A
200 ~~202~~ Cedarwood Courtyard (ADDRESS)	P. O. Box 660694 ~~801 Crescent Center Drive #510~~ (ADDRESS)	PARCEL 202
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 ~~Franklin, TN 37067~~ (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, Thomas E. Moore and wife, Constance M. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret G. Thornton and husband, James H. Thornton

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, described as follows: Being Lot No. 202 on the Plan of a Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Moore and wife, Constance M. Moore by Warranty Deed from Jackie R. Wilmore and wife, Dorothy Wilmore of record in Book 8830, Page 133, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS, By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, Register's Office for Davidson County, Tennessee, further subject to Declaration of Covenants, Conditions and Restrictions including but not limited to assessments, special assessments, charges and liens of record in Book 5495, Page 661, as made applicable to the herein described property by instrument of record in Book 6216, Page 434, and as amended in book 6707, Page 216, Register's Office for Davidson County, Tennessee and further subject to the Plan of a Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 202 Cedarwood Courtyard, 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 our hand s this 22nd day of September, 2005

Thomas E. Moore

Thomas E. Moore
by Constance M. Moore — Constance M. Moore
Constance M. Moore ATTORNEY-IN-Fact

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 ~~Thomas E. Moore and wife,~~ Constance M. Moore

Constance M. Moore

dlg

the bargainor is, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 22nd day of September, 2005.

Commission expires March 25, 2006

Deanie L. Gregory
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

State of Tennessee, County of Davidson

On this 22nd day of September, 2005, before me personally appeared Constance M. Moore, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Thomas E. Moore, and acknowledged that she executed the same as the free act and deed of the said Thomas E. Moore.

Witness my hand and official seal at Madison, Tennessee, this the 22nd day of September, 2005.

Commission expires: 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY