Davidson County DEEDWARR
Recvd: 10/04/05 09:56 3 pgs
Fees:18.00 Taxes:758.50
20051004-0119044

THIS INSTRUMENT PREPARED BY: **MARCY S. HARDEE** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF SEPTEMBER, 2005. NOTARY PUBLIC MY COMMISSION EXPIRES: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Marc Moore 201 Cumberland Circle Nashville, TN 37214	Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467	096-01-0 127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAQUITA MARTIN** a/k/a LaQuita Martin Orland, ~~**ORLAND**~~, **VALINDA MARTIN PHILLIPS, AND REBECCA NELL PHILLIPS MULKEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARC MOORE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of a part of Bluefields as of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of Cumberland Circle at the corner of Lots Nos. 42 and 64; thence with said Circle, northwardly 108 feet to the beginning of a curve; thence around said curve, northeastwardly 112 feet, in all 220 feet; thence southeastwardly to the dividing line between Lots Nos. 42 and 46 at a point 30 feet west of the westerly line of Lot No. 43; thence with said dividing line, westwardly 176.3 feet, more or less, to the beginning.

Being the same property conveyed to Sarah Elizabeth Martin by deed of record in Book 10151, page 196, Register's Office for Davidson County, Tennessee. The said Sarah Elizabeth Martin having since died, leaving a Last Will and Testament which was duly probated under Docket No. 049237, Probate Court of Wilson County, Tennessee, devising all her right, title and interest in the property to LaQuita Martin Orland (1/2), VaLinda Martin Phillips (1/4), and Rebecca Hall Phillips, now known as Rebecca Hall Phillips Mulkey (1/4).

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 201 Cumberland Circle, Nashville, TN 37214.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30 day of September, 2005.

LaQuita Martin Orland

VaLinda Martin Phillips

Rebecca Nell Phillips Mulkey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAQUITA MARTIN ~~ORLAND~~**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2005.

Notary Public

My Commission Expires:

ERLENE LEE HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VALINDA MARTIN PHILLIPS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2005.

Notary Public

My Commission Expires: 8/22/2006

VIRGINIA FLETCHER
NOTARY PUBLIC AT LARGE
PUTNAM CO. TN

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBECCA NELL PHILLIPS MULKEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2005.

Notary Public

My Commission Expires: 8/22/2006

VIRGINIA FLETCHER
NOTARY PUBLIC AT LARGE
PUTNAM CO. TN