WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/06 11:09 2 pgs
Fees:13.00 Taxes:500.94
20060516-0057298

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,390.00**

Yolanda A. Moore
Affiant

Subscribed and sworn to before me this 15th day of May, 2006

Notary Public
My Commission expires: 8/22/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yolanda A. Moore	SAME	150-12-0C-022.00CO
3532 Mount View Ridge Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Deatrick, Jr. and Marty L. Penix**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yolanda A. Moore, a married woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22 on the plan of Final Plat, Mt. View Subdivision, Section One, of record in Book 11700, page 36, as amended in Instrument Number 20010207-0012283, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Deatrick, Jr. and Marty L. Penix, by deed from Aaron Squyres as Successor Trustee and Leslie Garrett as Co-Trustee, on March 28, 2006, of record in Instrument Number 20060404-0038230, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-12-0c-22.00-CO.
- Subject to all matters as shown on the Plan of record in Book 11700, page 36, as amended in Instrument Number 20010207-0012283, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11272, page 811; and instrument Number 20020108-0002714; and Instrument Number 20020122-0008596, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020108-0002713, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 11190, page 65, Register's Office for Davidson County, Tennessee.
- Rights of Adjoining Owners of record in Book 6013, page 187, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3532 Mount View Ridge Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 15, 2006.

James Deatrick Jr.

Marty L. Penix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Deatrick, Jr. and Marty L. Penix** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2006

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY