File #20060119

Davidson County DEEDWARR
Recvd: 05/24/06 09:55 2 pgs
Fees:13.00 Taxes:592.00

20060524-0060864

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: **My Commission Expires May 24, 2009**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Stone Moran	AmSouth Bank	MAP 147-6
(NAME) 260 Blackman Rd.	(NAME) P.O. Box 57046	PARCEL 54
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irvine, CA 92619-7046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dr. Patty J. Thedford, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sherry Stone Moran and husband Leslie William Moran,** 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, being Lot No. 64 on the Plan of Section One, (Revised) Caldwell Hall, of record in Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patty J. Thedford and Ora K. Thedford, as Tenants in Common with the Right of Survivorship by deed from Fred I. Irvin and wife, Ruth B. Irvin of record in Book 5046, Page 631, Register's Office for Davidson County, Tennessee; and conveyed to Patty J. Thedford by Deed from Ora Kay Thedford, of record in Book 6114, page 364, said Register's Office; and conveyed to Dr. Patty J. Thedford by Quitclaim Deed from Patty J. Thedford, unmarried, of record in Book 9178, page 492, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated and payment thereof, by acceptance of this conveyance is expressly assumed by Grantees; Restrictions of record in Book 2929, page 117 as amended in Book 2997, page 93; and subject to all matters shown on the Plan of record in Book 2900, Pages 57, 58 and 59, all in the Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **260 Blackman Rd., Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 22nd day of May, 2006.

Dr. Patty J. Thedford

Dr. Patty J. Thedford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

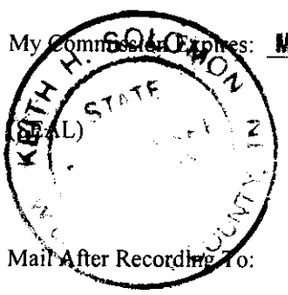
Before me, the undersigned Notary Public, personally appeared Dr. Patty J. Thedford, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027