Return to:
Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

THIS INSTRUMENT PREPARED BY:
L. ROBERT GREFSENG
ATTORNEY AT LAW
710 N. MAIN STREET
COLUMBIA TN 38401
(Preparer is not the "closing agent" pursuant to IRS regulations)
GIS TAX MAP: 95, GROUP 11-0, PARCEL 157

Davidson County DEEDWARR
Recvd: 05/24/06 10:17 2 pgs
Fees:13.00 Taxes:436.60
20060524-0060889

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, WE, **STEVE LYLE MOON AND WIFE GLORIA ROLENE MOON,** have this day sold and by these presents do hereby bargain, sell, transfer and convey unto **STEVEN COOTES,** his heirs and assigns, the following described property located in the 19th Civil District of Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

> Same Being Lot #44 on the Plan of Merry Oaks, Section II, of record in Book 2133, page 8, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being a the same real estate conveyed to the Grantor herein of record in Book 9749 Page 776, Register's Office of Davidson County, Tennessee.
>
> A title search was performed on the subject property but not by the drafter of this deed.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said **STEVEN COOTES,** his heirs and assigns, together with all rights, title, interest, easements appurtenances and hereditaments thereunto belonging in fee simple forever.

WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of the described tract or parcel of real estate, have a good and lawful right to sell and convey the same and that it is unencumbered except for current years property taxes, all lawful easements for rights of ways, roadways and utilities, and all other matters of record and on the recorded plat.

WE FURTHER COVENANT and bind ourselves, our heirs and personal representative to warrant and forever defend the title to said above described tract or parcel of real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomever.

IN WITNESS WHEREOF I have hereunto set my hand on this 17 day of May, 2006.

Steve Lyle Moon
STEVE LYLE MOON

Gloria Rolene Moon
GLORIA ROLENE MOON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **STEVE LYLE MOON AND GLORIA ROLENE MOON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledged that they executed the within instrument for the purpose therein contained and expressed.

WITNESS my hand, at office this 17 day of May, 2006.

My Commission Expires:
3/7/09

VICKIE HAY NOTARY PUBLIC AT LARGE MARSHALL COUNTY TN

Vickie Hay
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF MARSHALL

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 118,000-00 which sum is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

Steven Cootes
AFFIANT

SWORN TO AND SUBSCRIBED before me this 17 day of May, 2006.

My Commission Expires:
3/7/09

VICKIE HAY NOTARY PUBLIC AT LARGE MARSHALL COUNTY TN

Vickie Hay
NOTARY PUBLIC

NEW PROPERTY OWNER AND PERSON RESPONSIBLE FOR TAXES:

Steven Cootes
2411 Woodberry Dr.
Nashville, Tn. 37214