Davidson County DEEDWARR
Recvd: 06/22/06 09:07 2 pgs
Fees:13.00 Taxes:333.00

20060622-0074442

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$90,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2006.

_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith B. Moon 808 Rachel's View Hermitage, TN 37076	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	Map 75-11 Parcel 239

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, we,

Ronald Wayne Neff and wife, Lisa Anne Neff

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Keith B. Moon, unmarried

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. 60-B ON THE PLAN OF THE ZONE LOT DIVISION OF LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, AND 79, RACHEL SQUARE, SECTION TWO, AS OF RECORD IN BOOK 6250, PAGE 541, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD WAYNE NEFF AND WIFE, LISA ANNE NEFF BY DEED FROM UNION FINANCIAL CORPORATION, DATED NOVEMBER 28, 1989, AND OF RECORD IN BOOK 7994, PAGE 404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 541, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6455, Page 135, Book 6250, Page 541, Book 6619, Page 777, Book 8030, Page 757, and Book 11627, Page 594, Register's Office for Davidson County, Tennessee.
4) Property is subject to Zone Lot Division of Lots in Rachel's Square (HOA n/k/a Colony Downs), a Planned Unit Development, Charter of record in Book 8030, Page 759, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6619, Page 782, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6455, Page 135, Book 6250, Page 541, Book 6619, Page 777, Book 8030, Page 757, and Book 11627, Page 594, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 808 Rachel's View, Hermitage, TN 37076
(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 20th day of June, 2006.

Ronald Wayne Neff

Lisa Anne Neff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronald Wayne Neff and wife, Lisa Anne Neff, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076