Davidson County DEEDWARR
Recvd: 06/30/06 08:10 2 pgs
Fees:13.00 Taxes:468.05

20060630-0078175

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$126,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28 DAY OF June, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(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
Clint L. & Rhonda M. Lien 502 Stewarts Ferry Pike Nashville, TN 37214	SAME	Map 96-12 Parcel 3

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,

Shirley M. Moore, a widow

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

Clint E. Lien and wife, Rhonda M. Lien

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. 2 ON THE PLAN OF HICKORY BEND, SECTION I, OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 2 FRONTS 78 FEET ON THE SOUTHERLY SIDE OF STEWARTS FERRY PIKE AND RUNS BACK 150 FEET ON THE EASTERLY LINE AND 112 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 86.8 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM LARRY MOORE AND WIFE, SHIRLEY M. MOORE BY DEED FROM JACK PHILLIPS AND WIFE, JANE PHILLIPS, DATED OCTOBER 24, 1975, AND OF RECORD IN BOOK 4965, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM LARRY MOORE HAVING SINCE DIED. PROPERTY NOW VESTS IN SHIRLEY M. MOORE AS THE SURVIVING TENANT BY THE ENTIRETY.

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 3300, Page 38, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3341, Page 265, and in Book 3346, Page 636, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 502 Stewarts Ferry Pike, Nashville, TN 37215
(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 my hand(s) this 28th day of June, 2006.

Shirley M. Moore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shirley M. Moore, a widow, 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 28th 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