This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060561

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060561

Send Tax Bills To:
New owner

Davidson County DEEDWARR
Recvd: 08/03/06 10:50 2 pgs
Fees:13.00 Taxes:573.13
20060803-0094737

New Owner is:
Raymond & Jessica Nance
3404 Westcliffe Court
Antioch, TN 37013

MAP: 150-04-0
PARCEL: 105.00

WARRANTY DEED

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 all of which is hereby acknowledged, **Michael E. Moore and wife, Sandra E. Moore f/k/a Sandra E. Ward**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Raymond Nance and Jessica Nance**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of the Country, Section 8, Second Revision, of record in Book 6250, pages 912 and 913, Register's Office for Davidson County, Tennessee.

Said Lot No. 394 fronts 91.03 feet on the northerly margin of Westcliffe Court and extends back 134.08 feet on the northeasterly line and 126.89 feet on the southwesterly line to a dead line in the rear measuring 82.35 feet thereon.

Being the same property conveyed to Michael E. Moore, unmarried and Sandra E. Ward, unmarried, by Warranty Deed dated April 28, 1998 from Rita G. Davenport and husband, David R. Davenport, recorded April 29, 1998 in Book 10906 , Page 294, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of July, 2006.

GRANTOR:

Michael E. Moore

Sandra E. Moore

Sandra E. Moore

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael E. Moore unmarried, and Sandra E. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of July, 2006.

Notary Public

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Affiant

SWORN TO and subscribed before me this 27 day of July, 2006

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008