This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060162.PFT

Davidson County DEEDWARR
Recvd: 09/08/06 14:38 3 pgs
Fees:18.00 Taxes:518.00
20060908-0111614

Send Tax Bills To:
same

New Owner is: Jeffrey Dwayne Moran
2154 Brookview Drive
Nashville, TN 37214

MAP: 084-14-0
PARCEL: 219.00

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, **Suzanne M. Cormier** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jeffrey Dwayne Moran and wife, Damita Joy Moran**, 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 located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of Lot. No 69 on the Plan of Donelson Meadows, Section 2, of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

SAID part of Lot No. 69 fronts 80 feet on the northeasterly margin of Brookview Drive and extends back 214.2 feet on the southeasterly line and 209.4 feet on the northwesterly line to a dead line in the rear on which it measures 80.2 feet thereon.

Being the same property conveyed to Suzanne M. Cormier, by Assumption Deed, from Norman C. Gentry and wife, Delores J. Gentry, of record in Book 5185, Page 535, Register's Office for Davidson County, Tennessee, date August 9, 1977 and recorded August 18, 1977.

This conveyance is subject to The Plan of Record in Plat Book 2133, Page 100 & 101 in the 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.

SMC
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 31st day of August, 2006.

GRANTOR:

Suzanne M Cormier

Suzanne M. Cormier

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

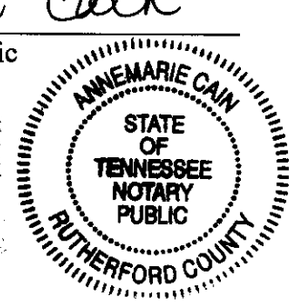
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Suzanne M. Cormier** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the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

Witness my hand and seal on this the 31st day of August, 2006.

Annemarie Cain

Notary Public

My Commission Expires: 3-21-2010

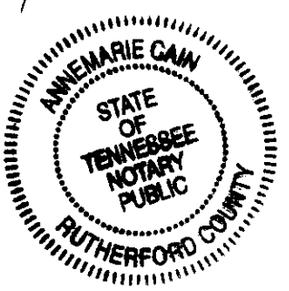


STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

SWORN TO and subscribed
before me this 31st day of
August, 2006



NOTARY PUBLIC

My commission expires:

3·21·2010