Davidson County DEEDWARR
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Fees:18.00 Taxes:684.50

20060920-0116520

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
488655 1833113
Michaela Zapata

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
		MAP 33-4-B PAR 12
(NAME) Ronald W. Moir	*(NAME)* Greenpoint Mortgage Funding	
(STREET ADDRESS OR ROUTE NUMBER) 2470 Valewood St.	*(STREET ADDRESS)* 3650 Mansell Rd. #440	
(CITY) (STATE) (ZIP) Glendora, CA 91724	*(CITY) (STATE) (ZIP)* Alpharetta, GA 30022	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Antonio D. Sellers and Tamla W. Sellers, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Ronald W. Moir and Cynthia R. Moir

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $* 185,000.00

Affiant

Subscribed and sworn to before me this the 15th *day of* September 2006.

Notary Public

My commission expires: 7-24-10
(Affix Seal)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

This is unimproved ( ), known as 209 Dry Creek Pointe C, Goodlettsville, TN 37072

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 30th *day of* August, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Antonio D. Sellers

Tamla W. Sellers

STATE OF ArKansas
COUNTY OF Mississippi

Personally appeared before me, Marilyn Ricard, *a Notary Public in and for said County and State, Antonio D. Sellers, the within named bargainor* a married person *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 30th *day of* August, 2006.

Marilyn Ricard
Notary Public
My Commission Expires: 7-11-2011

(This area for official notarial seal)

MARILYN RICARD
Mississippi County
My Commission Expires
July 15, 2011

STATE OF ArKansas
COUNTY OF Mississippi

Personally appeared before me, Marilyn Ricard, *a Notary Public in and for said County and State, Tamla W. Sellers, the within named bargainor* a married person *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 30th *day of* August, 2006.

Marilyn Ricard
Notary Public
My Commission Expires: 7-11-2011

(This area for official notarial seal)

MARILYN RICARD
Mississippi County
My Commission Expires
July 15, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Dry Creek Pointe, Section One of record in Plat Book 7900, page 737, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Antonio D. Sellers and wife, Tamala W. Sellers by deed from Dion Anthony Brown, Sr. and Latisha R. Brown of record in Instrument No. 20060324-0033833, said Register's Office.