This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060687

Davidson County DEEDWARR
Recvd: 09/25/06 12:06 2 pgs
Fees:13.00 Taxes:684.13
20060925-0118468

Send Tax Bills To:
Rene Antonio
1820 Annalee Drive
Antioch, TN. 37013

New Owner is: Rene Antonio
1820 Annalee Drive
Antioch, TN 37013

MAP: 174-11-0A-036.00 CO
PARCEL:

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 Moultry, Sr.** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rene Antonio** , 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:

Being Lot # 108, on the Subdivision Plat of Cane Ridge Farms, Section One, Phase Two, of record in Plat Instrument # 20010404-0032708, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Moultry, Sr., Married by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument # 20020206-0016230, Register's Office for Davidson County, Tennessee, date January 24, 2002 and recorded February 6, 2002.

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.

MDM
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 8th day of September, 2006.

GRANTOR:

Michael Moultry Sr

Michael Moultry, Sr.

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 Moultry, Sr.** , 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 8th day of September, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $184,900.00.

Bernice R. Burns
Affiant

SWORN TO and subscribed before me this 8th day of September, 2006

Peggy S. Hill
NOTARY PUBLIC

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

My commission expires:

7-25-09