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Davidson County DEEDWARR
Recvd: 10/04/06 09:55 2 pgs
Fees:13.00 Taxes:601.25
20061004-0122845

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this September 28, 2006.

Notary Public

My Commission Expires: 9/28/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eber Moran
805 Jamie Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Elite Home Loans, Inc
109 West Park Dr. #200
Brentwood, TN 37027

MAP-PARCEL NUMBERS:

150-06-0-262.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cathy Fay Flurry, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Eber Moran, hereinafter referred to as 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. 51 on the Plan of Percy Priest Meadows Addition Section 2 of record in Plat book 8250, Page 200, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Cathy Smith Felts (n/k/a Cathy Fay Flurry) by quitclaim deed from Danny S. Felts of record in Instrument No. 20040930-0118006, Register's Office for Davidson County, Tennessee, dated August 16, 2004. Being the same property conveyed to Danny S. Felts and wife, Cathy Smith Felts by warranty deed from Billy E. Knott and wife, Regina Knott, of record in Book 9786, Page 233, Register's Office for Davidson County, Tennessee, dated September 1, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 8250, Page 200, Register's Office of said County.

Restrictions of record in Book 9057, page 827, Register's Office for Davidson County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 805 Jamie Circle, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this September 28, 2006.

Cathy Fay Flurry (f/k/a Cathy Smith Felts)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cathy Fay Flurry (f/k/a Cathy Smith Felts), with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this September 28, 2006.

Witness my hand and official seal this September 28, 2006.

Notary Public

My Commission Expires: 10/10/09

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