This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/04/06 11:11 2 pgs
Fees:13.00 Taxes:1147.00

20061004-0122967

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

CONNIE S. ADDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 29th day of September, 2006

Notary Public

My Commission Expires: 1/12/09

Address New Owner
Debra H. Moss
1200 Fort Morgan Place
Brentwood, TN 37027

Send Tax Bills to:
H Morgan Place Brwd TN
5709 Maryland Way #207
Brentwood TN 37027

Map-Parcel
171-3-A-166.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Bryan C. Tucker and wife, Sharon L. Tucker** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Debra H. Moss** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section 6A, Fredericksburg, of record in Plat Book 9700, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan C. Tucker and wife, Sharon L. Tucker by deed from Nancy L. Windley and husband, David H. Windley, dated 6/25/01, of record in Instrument No. 20010705-0071969, re-recorded in Book 20030131-0013970, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee.
2. Restrictions of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840; and Book 10694, Page 541, said Register's Office.
3. Charter of Homeowner's Association of record in Book 8920, Page 40, said Register's Office.
4. All assessments and taxes due in 2006 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1200 Fort Morgan Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of September, 2006.

Bryan C. Tucker
By: Sharon L. Tucker, Atty-in-Fact

Sharon L. Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Sharon L. Tucker,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by **Bryan C. Tucker** of record in Book *, Page _____, Register's Office for Williamson County, Tennessee, and who executed the foregoing instrument on behalf of Bryan C. Tucker and who acknowledged the execution of the same by her free act and deed on behalf of said Bryan C. Tucker.

* 20061004-0122966

Witness my hand at Brentwood, TN, this 29th day of September, 2006.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Sharon L. Tucker**, the within named bargainor, 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 Brentwood, TN, this 29th day of September, 2006.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY