THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03303

Davidson County DEEDWARR
Recvd: 10/19/06 13:16 2 pgs
Fees:13.00 Taxes:777.00

20061019-0129969

Property Address:
155 Harbor Village Dr., Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James D. Moore**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Melissa Stewart, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, Being Unit No. 110, Phase IV on the Plan of Harbor Village, of Townhomes Property Line exhibit Revision I, a Horizontal Property Regime, as of record in Instrument No. 20030723-0102986, which revised and amends Instrument No. 20030611-0030857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof of said Unit.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from John E. Tidwell and wife, Janet M. Tidwell, dated July 18, 2005, and recorded July 22, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 20050722-0085582.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

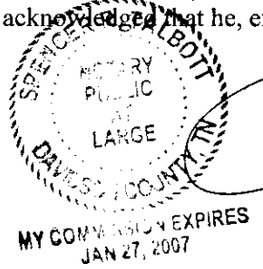
The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 29th day of September, 2006.

_____ {Seal}
James D. Moore

State of TENNESSEE
County of DAVIDSON

On this the 29th day of September, 2006, before me, the undersigned officer, personally appeared James D. Moore, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



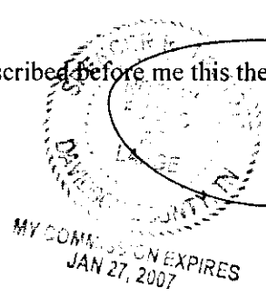
_____
Notary Public

My Commission expires: 1.27.07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $210,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 29th of September, 2006.



_____
Notary Public

My Commission expires: 1.27.07

Name of Owner and Property Address:
Melissa Stewart
155 Harbor Village Dr. #110
Madison, TN 37115

Person Or Entity Responsible For Payment Of Taxes:
Melissa Stewart
SAME

Tax Parcel ID#: 034-07-0-A-132.00-CO