Davidson County DEEDWARR
Recvd: 10/20/06 10:51 2 pgs
Fees:13.00 Taxes:499.50
20061020-0130381

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of September, 2006, by and between Hannah Moon, a married woman, party of the first part, and Shatika Dillard, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee to wit:
Lot Number 139, on the Plan of Piccadilly Square, Phase II, as of record in Book 6250, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Hannah Moon by virtue of that certain Cash Deed dated July 12, 2006, at Instrument No. 20060718-0086385, being previously conveyed to Secretary of Housing and Urban Development, dated February 21, 2006 of record at Instrument No. 20060508-0053184, in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Shawn D. Hicks, unmarried and Dion T. Hicks, unmarried by virtue of Warranty Deed at Instrument No. 20030410-0047702, dated March 21, 2003, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6250, Page 94 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

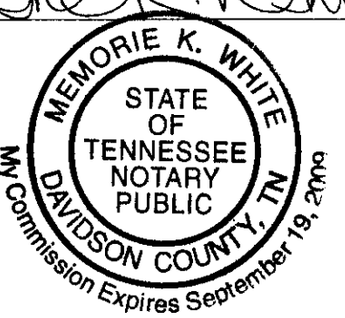
Hannah Moon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hannah Moon, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2006.

Notary Public



My Commission Expires: _____

Property Owner & Address: Shatika Dillard

Tax Parcel No 149-02-0 B 056.00

Property Address: 725 Knightsbridge Way
Antioch, TN 37013

MAIL TAX
BILLS TO: Same as owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of September, 2006.

Notary Public

My Commission Expires: 2/27/10

