07

Realty Title
Box 48A

This instrument prepared by:

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

Return to:
Realty Title & Escrow Company, Inc.
206B Cool Springs Blvd., Suite 206
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of November, 2006, by and between Dwight E. Moore and Pearlie M. Moore,a married couple, party of the first part, and Benjamin S Chiles, unmarried, 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:

Land In Davidson County, Tennessee, being the southerly one-half of Lot No. 61 on the plan of Subdivision of Maplewood Home Tract, of record in Book 421, Page 174, Register's Office for said County.

SAID part of said Lot No. 61 fronts 50 feet on the easterly margin of Burrus Street and extends back between parallel lines 225 feet to a dead line in the rear.

Being all or part of the same property conveyed to Dwight E. Moore and Pearlie M. Moore by virtue of that certain Warranty Deed dated March 2, 2004 and recorded at Instrument No. 20040302-0023200 in the Register's Office for 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 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.

Dwight E. Moore

Pearlie M. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dwight E. Moore and Pearlie M. Moore, 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.

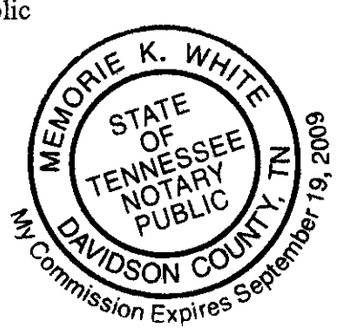
Davidson County DEEDWARR
Recvd: 11/03/06 13:53 2 pgs
Fees:13.00 Taxes:296.00

20061103-0137066

WITNESS my hand and official seal at office this 2nd day of November, 2006.

Memorie K. White
Notary Public

My Commission Expires: _____



Property Owner & Address: Benjamin S Chiles

Tax Parcel No 061-15 019
OWNER

Property Address: 3910 Burrus Avenue
Nashville, TN 37206

MAIL TAX BILLS TO: USAA Federal Savings Bank
P.O. Box 205
Waterloo, IA 50704-0205

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 $80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Benjamin S Chiles
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of November, 2006.

Deborah K. Devine
Notary Public

My Commission Expires: 11/22/08

