Davidson County DEEDWARR
Recvd: 11/29/06 14:46 2 pgs
Fees:13.00 Taxes:841.75
20061129-0147387

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#458

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Douglas Howard Selph and wife, Andrea Clare Selph	Bank of America, N.A.	Map 172-15A
2708 Fogle Street	900 W Trade Street	Parcel 97
Nashville, TN 37211	Charlotte, NC 28255	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Daniel G. Moreschi, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Douglas Howard Selph and wife, Andrea Clare Selph,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Holt Woods, a Planned Unit Development, Section Two, of record in Book 9700, Page 277, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel G. Moreschi, unmarried by warranty deed from Kevin T. Robb, unmarried of record in Instrument No. 20050419-0043474, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions, By-Laws, and Charter of record in Book 9570, page 22, Book 10256, page 504, Book 9570, page 13, and in Book 9570, page 5, said Register's Office.**
3. **Easements of record in Book 10316, page 585, said Register's Office.**
4. **Deed to Holt Woods HOA in Instrument Number 20020807-0095356, said Register's Office.**
5. **All matters appearing of record on plan of PUD boundary addition in Plat Book 7900, page 668, and in Plat Book 9700, page 277, said Register's Office.**

This is improved property commonly known as **2708 Fogle Street, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $227,500.00.

Affiant

Subscribed and sworn to before me this 16th day of November, 2006

Notary public

My Commission Expires: 3/31/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of **November, 2006.**

Daniel G. Moreschi

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel G. Moreschi**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 16th day of **November, 2006.**

Notary Public

My Commission Expires: 3/31/07