Send Tax Statements To:
New Owner

Name and Address of New Owner:
Lisa Moffett
577 Judd Drive
Nashville, TN 37218

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 01/02/07 14:06 2 pgs
Fees:13.00 Taxes:414.40

20070102-0000536

Map and Parcel: 058-11-0-189.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **EARLINE ARMSTRONG, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **LISA MOFFETT,** unmarried, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Number 114, on the plan of Royal Hills, Section III, as of record in Book 4860, page, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Earline Armstrong by deed from Construction Properties, Inc., a Tennessee Corporation, of record in Book 5612, page 550, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all existing restrictions and easements of record. Restrictive Covenants contained of record in Book 4813, page 77, in Book 4843, page 701, and in Book 4895, page 102, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **LISA MOFFETT,** unmarried, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of December, 2006.

Earline Armstrong

Earline Armstrong

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Earline Armstrong,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

29th WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of December, 2006.

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

Rhonda D Davis
NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kendra Cooke
AFFIANT

SWORN to and subscribed before me,
this the 29th day of December, 2006.

Rhonda D Davis
NOTARY PUBLIC
My Commission Expires: 6-21-09

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN