Davidson County DEEDWARR
Recvd: 01/02/07 15:13 2 pgs
Fees:13.00 Taxes:493.95

20070102-0000623

STATE OF TENNESSEE

COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $133,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF December, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: 11/23/2008

BRIAN K. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:

LIMESTONE TITLE & ESCROW, LLC

P.O. Box 1700
SPRING HILL, TN 37174

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Jennifer Moore 443 Summit Ridge Place Nashville TN 37215	Churchill Mortgage Corporation 761 Old Hickory Boulevard, Suite 400 Brentwood, TN 37027	131-05-0-B-443.00CO

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Richard Faquin and wife Darlene Faquin hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jennifer Moore, an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit 443, Four Seasons Condominium Development with and undivided percentage interest in Common elements appurtenant to said unit, as established under Master Deed of record in Book 6841, Page 349, in Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed to Richard Faquin and wife Darlene Faquin from Robert Payne and wife Teresa Tanner Payne in instrument No. 20050324-0032262, Registers Office of Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres. 3) Homeowner's Association of record in Book 6855, Page 917, and Book 8176, Page 697 Register's Office for Davidson County, Tennessee. 4) All other easements and restrictions of record in Registers Office Davidson County, Tennessee 5) Any matters that would be revealed by an accurate survey 6) All visible and/or Existing Easements 7) All Local, County, and State Zoning and/or Building Regulations 8) Master Deed of record in Book 6841, Page 349 and Page 6847, Book 122 Registers Office Davidson County, Tennessee 9) By-Laws of record in Book 6841, Page 376 (Exhibit C to Master Deed) in Registers Office Davidson County, Tennessee.

This property is improved property known as 443 Summit Ridge Place, Nashville, Tennessee 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18 day of December, 2006.

Richard Faquin

Darlene Faquin

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Faquin and Darlene Faquin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Spring Hill, Tennessee, this 18th day of December, 2006.

Notary Public

My Commission expires: 11/23/2009

BRIAN K. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE MAURY CO. TENN.

FILE NO: 2006120050