This instrument prepared by:
CHEATHAM & PALERMO, ATTORNEYS
43 Music Square West
Nashville, TN 37203
(615) 244-4270

Davidson County DEEDWARR
Recvd: 01/29/07 15:00 2 pgs
Fees:13.00 Taxes:497.65
20070129-0011855

WARRANTY DEED

FROM: DIANE CAROLYN PIZARRO and ADAM JAMES MOORE

TO: BETTY L. ASHE

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Betty L. Ashe 3405 Anderson Road Unit # 223 Antioch, TN 37013	Same	136-15-A-59

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $134,500.00

Denty Cheatham

Subscribed and sworn to before me this 29th day of January 2007.

MELINDA M. MAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3-20-10

For and in consideration of the sum of One Hundred Thirty-Four Thousand, Five Hundred Dollars ($134,500.00), cash in had paid, receipt of which is hereby acknowledged, we, DIANE CAROLYN PIZARRO and ADAM JAMES MOORE, have bargained and sold, and by these presents do transfer and convey until BETTY L. ASHE, unmarried, her heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Unit No. 59 on the Plan of First Revision to Phase Two, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, page 81 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to the mother of the grantors herein, then known as

Carolyn M. Talbert, by warranty deed from Pulte Homes Tennessee Limited Partnership dated June 9, 2000, and recorded as Instrument No. 200006120058527 in the Register's Office for Davidson County, Tennessee. Said grantors' mother died on September 9, 2006. At the time of her death she was married to Charles Warren Harlan and was known as Carolyn M. Harlan. Charles Warren Harlan quitclaimed any interest he might have in this property to the grantors herein by a quitclaim deed dated September 21, 2006, and recorded in said Register's Office as Instrument No. 20060921-0117411. Said grantors, DIANE CAROLYN PIZARRO and ADAM JONES MOORE, were the sole issue born to the late Carolyn M. Harlan.

This is improved property known as 3405 Anderson Road, Unit # 223, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest belonging to said BETTY L. ASHE, her heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land and have a good right to convey it.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to BETTY L. ASHE, unmarried, her heirs and assigns, against the lawful claims of all persons.

Denty Cheatham executes this instrument as attorney-in-fact for DIANE CAROLYN PIZARRO and ADAM JAMES MOORE, pursuant to a power of attorney from DIANE CAROLYN PIZARRO and ADAM JAMES MOORE dated September 21, 2006, and recorded as Instrument No. 20060921-0117410 in the Register's Office of Davidson County, Tennessee.

WITNESS our hands this 23rd day of January 2007.

Diane Carolyn Pizarro
DIANE CAROLYN PIZARRO

Adam James Moore
ADAM JAMES MOORE

By Denty Cheatham
Denty Cheatham, Attorney-in-Fact

By Denty Cheatham
Denty Cheatham, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 23rd day of January 2007, before me personally appeared Denty Cheatham, to me known to be the person who executed the foregoing instrument on behalf of Diane Carolyn Pizarro and Adam James Moore, and acknowledged that he executed the same as the free act and deed of Diane Carolyn Pizarro and Adam James Moore.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this 23rd day of January 2007.

MELINDA M. WRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3-20-10

NOTARY PUBLIC