WARRANTY DEED

AT-2007003

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of February, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Linney Moore and LaDonya Moore	SAME	081-07-0 304.00
1817 14th Avenue North		
Nashville, TN 37208		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lorenzo Wright, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Linney Moore and wife, LaDonya Moore, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 16 in W. S. Settle's Subdivision of Lot No. 7 of Woodards Plan of record in Book 57, page 132, Register's Office for Davidson County, Tennessee and further described as follows;

Said lot No. 16 fronts 50 feet on the westerly side of Fourteenth Avenue North (formerly Alberta Avenue) and runs back between parallel lines140 feet to an alley.

Being the same proeprty conveyed to Lorenzo Wright, unmarried from Ronnie Rogers, unmarried by warranty Deed dated May 1, 2002 and recorded September 6, 2002 in Instrument #20020906-0108469, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1817 14th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 13th day of February, 2007

Lorenzo Wright

Davidson County DEEDWARR
Recvd: 02/14/07 09:42 1 pgs
Fees:13.00 Taxes:436.60
20070214-0018638

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at Williamson, Davidson, this 13th day of February, 2007

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY