Davidson County DEEDWARR
Recvd: 04/18/07 15:56 2 pgs
Fees:13.00 Taxes:440.30

20070418-0046458

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-07-808

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Moore	Decision One Mortgage Company	
808 Oakwood Terrace Dr. (ADDRESS)	3023 HSBC Way (ADDRESS)	148-08-0-061.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Fort Mill, SC 29715 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIANNA JORDON WOLFE AND JAKUB BRILEY WOLFE, THE HEIRS-AT-LAW OF CHRISTOPHER SHANE WOLFE AND STEPHANIE RENEE WOLFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HAROLD MOORE AND WIFE, ANDREA MOORE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Oakwood Terrace, Section One, of record in Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher Shane Wolfe and wife, Stephanie Renee Wolfe by deed from Rita L. Harlan, dated December 16, 1994, of record in Book 9550, page 775, Register's Office for Davidson County, Tennessee. The said Christopher Shane Wolfe and Stephanie Renee Wolfe having both died on April 2, 2000. Upon the death of Stephane Renee Wolfe, her interest in subject property passed to her heirs-at-law, Brianna Jordon Wolfe and Jakub Briley Wolfe, both minors, pursuant to T.C.A. 31-1-106. Upon the death of the said Christopher Shane Wolfe, his interest in subject passed to his heirs-at-law, Brianna Jordon Wolfe and Jakub Briley Wolfe, both minors, pursuant to T.C.A. 31-2-104. By Order of the Probate Court of Davidson County Tennessee at Nashville, No. 06P-682, Patricia W. Austin was appointed Legal Guardian of Brianna Jordon Wolfe, and Order No. 06P-683, Charles T. Graves was appointed Legal Guardian of Jakub Briley Wolfe. Said Orders authorized the sale of subject property by the Guardians.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

SEE Affidavit of heirship 20070418-0046458

unimproved ( )
This is improved (X) property, known as 808 Oakwood Terrace Dr., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 29th day of March, 2007.

Charles T. Graves , as guardian for Jakub Briley Wolfe

Patricia W. Austin , as guardian for Brianna Jordan Wolfe

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Lease Purchase personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of April, 2007.

Connie Hooper
Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of March, 2007, before me personally appeared Charles T. Graves, Guardian and Patricia W. Austin, Guardian, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of March, 2007

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary

Commission Expires: 2/15/09