Davidson County DEEDWARR
Recvd: 04/27/07 12:48 2 pgs
Fees:13.00 Taxes:499.13

20070427-0050473

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 25 day of April, 2007.

Notary Public
My commission expires: ~~02/22/08~~ DR 9.19.09

Address of New Owner:	Send Tax Bills to:	Tax-Information
Stacey B. Moore	Countrywide Home Loans	119-14-0 337.00
203 Morton Avenue	PO Box 660694	
Nashville TN 37211	Dallas TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Comfort Group, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Stacey B. Moore** , hereinafter called the Grantees, their successors and assigns, 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. 80 on the Plan of Airdrie Subdivision C, of record in Book 547, Page 160, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Comfort Group, Inc. by deed from David Leonard Giancoli aka David L. Giancoli and wife, Agathe H. Van Dorp dated July 16, 2004, recorded July 20, 2004, of record in Instrument No. 20040720-0086645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 203 Morton Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of April, 2007.

The Comfort Group, Inc.

By: Shana W. Alford
Shana W. Alford
its Vice President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shana W. Alford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of The Comfort Group, Inc., the within named bargainor, and that she is authorized by The Comfort Group, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 25th day of April, 2007.

Diane K. Mann
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09