WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/07 11:34 2 pgs
Fees:13.00 Taxes:297.85
20070516-0058529

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$80,500.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11th DAY OF MAY, **2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/11

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
CONSTANCE SNELL	**SAME**	**069-16-0-142.00**
1910 ASHTON AVE.		
NASHVILLE, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF **$80,500.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN D. MOORE, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

CONSTANCE SNELL, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT 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 the Southerly 25 feet of Lots 3 and 4 and the northerly 44.7 feet front and 80.7 feet rear of Lot 35 on the Map of Ashton's Subdivision of L.M. Lewis Farm at Bordeaux, of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said parts of Lots 3, 4, and 35 fronts together 69.7 feet on the southeasterly side of Ashton Avenue and run back 200 feet on the southwesterly line and 203 feet on the northeasterly line to a dead line measuring 105.7 feet thereon.

Being the same property conveyed to Brian D. Moore, an unmarried man by Warranty Deed from Peyton Leroy Cochran, an unmarried man dated 11/23/99 and filed for record on 12/29/99 in Instrument # 19991229-0308254, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **1910 ASHTON AVE.**
NASHVILLE, TN 37218

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 not 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 ever 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 hand this _____ day of **MAY, 2007**

BRIAN D. MOORE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BRIAN D. MOORE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of **MAY, 2007**.

NOTARY PUBLIC

(SEAL) LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission expires: 3/21/11