Prepared By:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $274,900.00.

Karen B. Holt
Affiant

Sworn to and subscribed before me this 8th day of June 2007.

Notary Public
My Commission Expires: 7.19.08

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Karen S. Holt and Dale R. Moore	124 Sterling Oaks Court	Countrywide Home Loans	172-05-0B-048.00
124 Sterling Oaks Court	Brentwood, TN 37027	P.O. BOX 660694	
Brentwood, TN 37027		DALLAS, TX 75266-0694	

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars ($274,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **PHILLIP B. DAVIS and AUDRA A. DAVIS** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **KAREN S. HOLT, an unmarried woman, and DALE R. MOORE, an unmarried man,** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 48, Phase 1, on the Plan of Sterling Oaks, as shown on plat of record in Plat Book 8250, Page 998, 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 Phillip B. Davis and wife, Audra A. Davis, by Warranty Deed dated December 30, 1999 from Pulte Homes Tennessee Limited Partnership, of record in Instrument No. 200001030000206, Register's Office for Davidson County, Tennessee.

This property is subject to:

1. Those matters set forth on the Plan of record in Book 9700, Page 770 and Book 8250, Page 998, Register's Office for Davidson County, Tennessee;

2. Covenants, Conditions and Restrictions of Sterling Oaks record in Book 10951, Page 547 and as amended in Book 11514, Page 959, Register's Office for Davidson County, Tennessee;

3. By-Laws of Sterling Oaks Homeowner's Association, Inc. of record in Book 10951, Page 587, Register's Office for Davidson County, Tennessee;

4. Quitclaim Deed to Sterling Oaks Homeowner's Association, Inc. for common spaces of record in Instrument No. 20050510-0052774, Register's Office for Davidson County, Tennessee;

Davidson County DEEDWARR
Recvd: 06/19/07 15:44 2 pgs
Fees:13.00 Taxes:1017.13
20070619-0073429

and

5. Charter of Sterling Oaks Homeowner's Association, Inc. of record in Book 10951, Page 540, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2007 which are a lien but not yet due and payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8 day of June, 2007.

PHILLIP B. DAVIS

AUDRA A. DAVIS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Charles E. Morton II, the undersigned, a Notary Public, in and for said State and County, **Phillip B. Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 8 day of June, 2007.

CHARLES E. MORTON II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: COMM. EXPIRES: 3-14-2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Charles E. Morton II, the undersigned, a Notary Public, in and for said State and County, **Audra A. Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 8 day of June, 2007.

CHARLES E. MORTON II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: COMM. EXPIRES: 3-14-2009