Davidson County DEEDWARR
Recvd: 07/25/07 10:49 2 pgs
Fees:13.00 Taxes:455.10

20070725-0088152

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Patricia Kersey, Grantors
TO: Diane A. Moore, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Diane A. Moore	Suntrust Mortgage	
402 Lakebrink Drive	~~Same as Owner~~ 201 Fourth Ave. N.	096160A
Nashville, TN 37214	Nashville TN 37219	08000CO

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $123,000.00.

Jimmy Duncan
Affiant

Subscribed and sworn to before me this the 20 day of July, 2007.

My commission expires: 5-14-2011

Mandy Alsup
NOTARY PUBLIC

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Patricia Kersey**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Diane A. Moore**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

a an unmarried woman

Land in Davidson County, Tennessee being Unit No. 79 on the Plan of First Revision Larchwood, Phase One, Section Three, of record in Book 6200, Page 697, 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 Patricia Kersey by warranty deed recorded June 24, 2005 in Instrument No. 20050624-0072773, Register's Office for Davidson County, Tennessee. The Warranty Deed dated June 22, 2005, recorded in Instrument No. 20050624-0072773, in the Register's Office of Davidson County, Tennessee inadvertently listed "Page 607" rather than "Page 697", which is correctly stated hereinabove.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 402 Lakebrink Way, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 20th day of July, 2007.

"GRANTOR"

Patricia Kersey

Patricia Kersey

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Patricia Kersey, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 20th day of July, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}