Davidson County DEEDWARR
Recvd: 07/31/07 08:40 2 pgs
Fees:13.00 Taxes:503.20

20070731-0090497

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$136,000.00**
| Deborah C. Tyler
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF July, 2007. Donna C. Pirtle
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah C. Tyler 812 Bexhill Court North Hermitage, TN 37076	New Owner	Map 64.16 Group C Parcel 70

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Cynthia Dawn Powell n/k/a Cynthia D. Moss and husband, Grover C. Moss, Jr.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Deborah C. Tyler, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 77, ON THE PLAN OF SECTION THREE, WEMBLEY DOWNS, OF RECORD IN BOOK 8250, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL MCBRIDE AND WIFE, FRANCES MCBRIDE BY WARRANTY DEED FROM PHYLLIS A. ALFREDA, DATED OCTOBER 2, 2003 AND OF RECORD IN INSTRUMENT NUMBER 20031006-0147099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY LATER CONVEYED TO CYNTHIA DAWN POWELL BY QUITCLAIM DEED FROM CARL MCBRIDE AND WIFE FRANCES MCBRIDE, DATED MAY 5, 2005, AND OF RECORD IN INSTRUMENT NUMBER 200505270059861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CYNTHIA DAWN POWELL HAS SINCE MARRIED AND IS NOW KNOWN AS CYNTHIA D. MOSS.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee.
3) Property is subject to Wembley Downs, Section 3, a Planned Unit Development, Charter of record in Book 8404, Page 718, Register's Office for Davidson County, Tennessee, and the By-Laws and restrictions appended thereto in Book 9522, Page 349, and Book 8304, Page 623 and Book 8447, Page 633, and Section 3 Annexation contained in Book 8646, Page 529, including liens for assessments as provided therein, said Register's Office.
4) Property is subject to easement for common/open areas to Wembley Downs H.O.A. in Book 8405, Page 408, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **812 Bexhill Court North, Hermitage, TN 37076**
(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 our hand(s) this 26 day of July, 2007.

Cynthia D. Moss

Cynthia D. Moss

Grover C. Moss, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cynthia Dawn Powell n/k/a Cynthia D. Moss and husband, Grover C. Moss, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2007.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076