39-B

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $397,000.00

Affiant

Subscribed and sworn to before me
This 31st day of July 2007

Notary exp: 5/28/10

ANGELA Y. POSTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

Address of new owners:
2510 Sunset Place
Nashville Tn 37212

Send tax bills to:
SAME

Map & Parcel:
104-15-0-077.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Neta A. Moye, married** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David W. Dederer, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being the Westerly 50 feet of Lot No. 31 on the Map of Sunset Park of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 31 fronts 50 feet on the northerly side of Turner Avenue, formerly "E" Street, now Sunset Place, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to NETA A. MOYE, by deed from JIM L. GONZALES and wife, PAULINE L. GONZALES, of record as Instrument No. 200006240083860, dated August 10, 2000, said Register's Office.

Subject to all matters appearing on the plan of Sunset Park, of record in Plat Book 332, page 132, said Register's Office.

Subject to a joint driveway easement of record in Book 6033, page 20, said Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject property has never been the marital residence of Neta A. Moye, and husband Claus Langfred.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2510 Sunset Place Nashville Tn 37212**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 08/28/07 11:39 2 pgs
Fees:13.00 Taxes:1468.90

20070828-0103141

Witness our hands this 30 day of July, 2007.

Neta A. Moye

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Neta A. Moye**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of July, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007