WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/07 08:28 2 pgs
Fees:13.00 Taxes:478.23

20070829-0103410

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,250.00

Deanna Wood
Affiant

Subscribed and sworn to before me, this 21st day of August, 2007

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: 9-23-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Thomas Moran	Regions Bank d/b/a Regions Mortgage	108-16-O
(NAME)	(NAME)	(MAP)
1513 Watercress Drive	2050 Parkway Circle	127.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David E. Dubrow, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Thomas Moran and wife, Vicki Moran**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 59, on the Plan of Section IV of Lakeview Hills, of record in Plat Book 5200, page 642, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David E. Dubrow, by deed from Craig Harris and wife, Lisa Harris, dated May 26, 2000, of record in Instrument No. 20000605-0055567, Register's Office for Davidson County, TN.

The said David E. Dubrow and David Elliott Dubrow are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1513 Watercress Drive, Nashville, Tennessee 37214

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 my hand this 21st day of August, 2007.

David E Dubrow by Bob Rubinoff

David E. Dubrow by Bob Rubinoff, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Bob Rubinoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for David E. Dubrow, the within named bargainor, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name David E. Dubrow, the bargainor, by the said Bob Rubinoff, as Attorney-In-Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 21st day of August, 2007.

Notary Public

My Commission Expires: 1/14/09

