7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027
615.377-3319

J. Carlton Drumwright State of Tennessee Notary Public Williamson County (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2007. Notary Public Expiration of commission. 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/05/07 13:07 2 pgs
Fees:13.00 Taxes:462.50
20071105-0130273

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Giron	**Countrywide Home Loans, Inc.**	**Map 148, Group 030, Parcel 028.0**
177 Luna Drive	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Reba H. Moore, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Giron, 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:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Cherokee Hills, Section II, of record in Book 3106, page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph E. Moore and wife, Reba H. Moore, by Warranty Deed, from Dodson Batson, Trustee for Banner Construction Company, of record in Book 3572, page 503, Dated June 12, 1963, Register's Office for Davidson County, Tennessee. Joseph E. Moore has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3106, page 149, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government Easement of record in Book 6165, page 691, Register's Office for DAVIDSON County, Tennessee. (Easement says lot 209, but map and parcel are for Lot 208)
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 177 Luna Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 31st day of October, 2007.

Reba H. Moore

Reba H. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Reba H. Moore, the within named sellers, with whom I am personally acquainted (or proved to me their identity 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 31st day of October, 2007.

Notary Public

My Commission Expires:_____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **07794-SH**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027