THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Dwight Moore and Cassandra Moore, husband and wife
6849 Hickory Rim Ct.
~~Unknown~~
Antioch, TN 37013
Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 11/14/07 09:58 2 pgs
Fees:13.00 Taxes:845.45

20071114-0133458

Map & Parcel Nos.:
176 01 0A 043.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st **day of** October, 2007, by and between **Scott W. Caron**, party of the first part, and **Dwight Moore and Cassandra Moore, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($228,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Scott W. Caron, unmarried from Classic Homes BOS, LP by deed dated June 27, 2006, of record in Instrument No. 20060706-0080861 in the records for Davidson County, TN.

Being the same property conveyed to Classic Homes BOS, LP from Southfork Development, LTD by deed dated February 12, 2004, of record in Instrument No. 20040217-0017920 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Scott W. Caron

STATE OF TENNESSEE, COUNTY OF Tennessee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott W. Caron** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st **day of** October, 20 07.

My commission expires: 11-22-08

Notary Public

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$228,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cassandra Moore
Affiant

Subscribed and sworn to before me, this 31st **day of** October, 20 07.

Jacqueline G. Brown
NOTARY PUBLIC

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

PROPERTY ADDRESS:
6849 Hickory Rim Court
Antioch, TN 37013