07-1-473

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/07/07 10:51 2 pgs
Fees:13.00 Taxes:434.75

20071207-0141681

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of November, 2007 by and between **Kenneth Green**, hereinafter referred to as GRANTOR, and **Cathy E. Moore**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 214 on the Plan of Debra Heights Subdivision, Section 2, of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee described as follows: Beginning at a point in the common corner of Lots 214 and 237, and running thence 96.0 feet in northeastwardly direction with the common line between said lots to a point ; thence 59.89 feet in a northerly direction to a point in the southerly margin of Irma Drive; thence 93.71 feet in a northeastwardly direction to a point, the beginning of a curve, thence 38.75 feet in a southwesterly direction around said curve to a point in the curve having northeasterly margin of McBride Road; thence 130.94 feet in the southerly direction along said margin of said road to the point of beginning.

This Conveyance May be Subject to the Following:

1) Restrictive Covenants of record in Book 3949, page 404, Register's Office for said County.

Being the same property conveyed to Kenneth Green by Warranty Deed from Yolanda Corbitt, dated March 29, 2007 and recorded March 29, 2007 of record in Instrument No. 20070329-0037687, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Yolanda Corbitt by Warranty Deed from Jerry A. Gowen and wife, Corinne T. Gowen dated March 14, 2007 and recorded March 19, 2007 of record in Instrument No. 20070319-0032920, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Jerry A. Gowen and wife, Corinne T. Gowen by Deed from Frederick W. Anderson dated October 26, 1972 and recorded November 16, 1972, of record in Book 4656, page 335, Register's Office for Davidson County, Tennessee

This is [X]improved [ ]unimproved property known as: **855 Irma Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kenneth Green

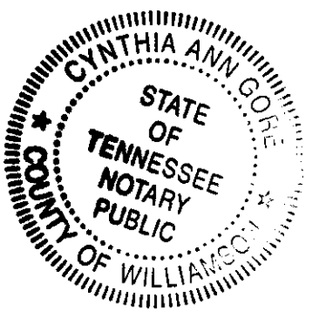
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Kenneth Green, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of November, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10



Name and Address of Property Owner:
Cathy E. Moore
855 Irma Drive, Antioch, TN 37013

Send Tax Statements to:

Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

Map & Parcel No. 148.12-0-116.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $117,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cathy E Moore
Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of November, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

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