File #2007522

Davidson County DEEDWARR
Recvd: 12/28/07 10:17 2 pgs
Fees:13.00 Taxes:326.71

20071228-0148317

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Diluigi	Countrywide Home Loans, Inc.	108-120-A
(NAME)	(NAME)	
1329 Quail Valley Rd.	P.O. Box 961206, FTWX-22	008.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darwin L. Anderton and wife, Michelle A. Anderton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William D. Diluigi and unmarried man ,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 8, Lot 49 of Quail Valley Phase One Condominiums, as shown on the plat of record in Plat Book 5200, Pages 522-523, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Quail Valley Phase One Condominiums of record in Book 5851, Page 779, Book 5857, Page 371, Book 5857, Page 502, Book 5869, Page 814, Book 5851, Page 784, Book 5851, Page 372, Book 5851, Page 793, Book 5857, Page 373, Book 5884, Page 534, Book 6053, Page 828, Book 6081, Page 139 and Book 9082, Page 873,in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Darwin L. Anderton, Michelle A. Anderton, Donald R. Moore and Brenda P. Moore by deed from HomeComings Financial Network, Inc. of record in Instrument Number 20030610-0079614, in the Register's Office for Davidson County, Tennessee, dated March 26, 2003.

This conveyance is subject to the following: Subject to all easements, restrictive covenants, conditions and all other matters of record, including all items set out on any applicable plat of record.

Unimproved ()
This is improved (X) property, known as **1329 Quail Valley Rd., Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 20th day of December, 2007.

Darwin L. Anderton

Michelle A. Anderton

By Darwin L. Anderton,her Attorney-in-Fact

Donald R. Moore

by Darwin L. Anderton, his Attorney-in-Fact

Brenda P. Moore

by Darwin L. Anderton, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 20th day of December, 2007 before me personally appeared Darwin L. Anderton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained and who further acknowledged that he is the attorney -in-fact of Michelle A. Anderton , Donald R. Moore and Brenda P. Moore and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of instruments of record in Instrument Number_____, and Instrument Number_____, being recorded simultaneously herewith at Register's Office of Davidson, Tennessee.

WITNESS my hand and official seal this 20th day of December, 2007.

NOTARY PUBLIC

My Commission Expires My Commission Expires May 24, 2009

(SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027