ADDRESS NEW OWNER and
SEND TAX BILLS:
MICHAEL MOUSA
409 Terrapin Trail
Antioch, TN 37013

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 02/05/08 13:15 2 pgs
Fees:13.00 Taxes:480.63
20080205-0012031

MAP PARCEL NUMBER:
164 - 16 - A - 26 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SERENA PEACHER and husband, CHRIS PEACHER, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to MICHAEL MOUSA, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 190 on the Plan of Meadow Woods, Section Two, of record in Instrument No. 200003090024168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Serena R. Parker by deed dated August 3, 2004 and recorded August 5, 2004, of record in Instrument No. 20040805-0094092, Register's Office for Davidson County, Tennessee. Serena R. Parker and Serena Peacher being one and the same person.

Chris Peacher, husband of Serena Peacher, joins in this conveyance for the purpose of conveying all his marital right, title and interest, including but not limited to, homestead and right to take elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 409 Terrapin Trail, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 28 day of January, 2008.

CHRIS PEACHER

SERENA PEACHER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SERENA PEACHER and husband, CHRIS PEACHER, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of January, 2008.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $129,900.00.

michael mouch

AFFIANT

Subscribed to and sworn before me, this the 28 day of January, 2008.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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