BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

Davidson County DEEDWARR
Recvd: 03/06/08 14:53 3 pgs
Fees:18.00 Taxes:666.00

20080306-0022805

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
567657 569757
William Bisbicos

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Charles R. Moore, Jr.	(NAME) Magna Bank	98-05-A-7.00 CO
(STREET ADDRESS OR ROUTE NUMBER) 6124 Hampton Hall Way	(STREET ADDRESS) 5109 Peter Taylor Park	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Angela Jayne Baker, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Charles R. Moore, Jr., unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 180,000.00

Affiant _____

Subscribed and sworn to before me this the 29th day of February, 2009

Notary Public _____

My commission expires: 11/14/09 (Affix seal)

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 6124 Hampton Hall Way, Hermitage, TN 37076
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 18th day of February, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Angela Jayne Baker

Angela Jayne Baker

STATE OF
COUNTY OF

Personally appeared before me, GLENNA R. DEVERS, a Notary Public in and for said County and State, Angela Jayne Baker, the within named bargainor SINGLE (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of FEBRUARY, 2008.

Glenna R. Devers

(This area for official notarial seal)

GLENNA R. DEVERS
Johnson County
My Commission Expires
December 12, 2011

Notary Public
My Commission Expires:

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____ (This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Hampton Hall, of record in Book 9700, pages 290 and 291, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela J. Barrett and Michael Barrett, wife and husband, by deed from Luzon Dickerson, Jr. and wife, Kimberly M. Dickerson f/k/a Kimberly M. Ross of record in Instrument No. 20060720-0087787, Register's Office for Davidson County, Tennessee.