THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/07/08 13:58 2 pgs
Fees:13.00 Taxes:407.00

20080307-0023427

Address New Owner(s)
Regina Faust
1406 Rock Creek. Ct.
Whites Creek, Tennessee 37189

Send Tax Bills To:
Regina Faust
1404 Bellshire Terrace Drive
Nashville, TN 37207-1737

Map & Parcel Nos.:
050 03 0 036.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of February, 2008, by and between **Deborah A. Moses**, joined by her husband Alan D Moses, party of the first part, and **Regina Faust**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($110,000.00)** 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 Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Page 179 and 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah A. Moses, married from Debra A. Paker, unmarried, by Quit Claim Deed dated July 29, 2005, of record in Instrument No. 20050809-0094228 in the records for Davidson County, TN.

Being the same property conveyed to Debra A. Parker, unmarried, from L&R Investments, Inc. by deed dated June 8, 2001, of record in Instrument No. 20010612-0061758 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.

Deborah A Moses
Deborah A. Moses

Alan D. Moses

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah A. Moses** M Alan D moses 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 22nd **day of** February, **20** 08.

My commission expires: 1-3-11

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

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

Jacqueline G Brown
Notary Public

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, **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 22nd **day of** February, **20** 08

Jacqueline G Brown

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

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

PROPERTY ADDRESS:
1404 Bellshire Terrace Drive
Nashville, TN 37207