WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 19, 2011
(AFFIX SEAL)

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/08/08 15:08 2 pgs
Fees:13.00 Taxes:353.35

20080408-0035623

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose J. Sanchez Vargas	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
1425 Shelton Avenue	901 Semmes Avenue	072.04-0-036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Robert Lee Moore, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY Jose J. Sanchez Vargas, unmarried, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 of Block "A" on the Plan of Inglewood Golf Club Subdivision as of record in Book 843, page 65, Register's Office for said County.

Said Lot No. 35 fronts 60 feet on the northerly side of Shelton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert Lee Moore, by Deed from M.E. Moore and wife Elizabeth T. Moore, dated March 17, 1958, and recorded March 21, 1958, in Book 2742, page 339, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Book 7624, page 132, said Register's Office. The said Robert Lee Moore conveyed an interest in said property to Patricia Moore by Deed of record in Book 5609, page 410, said Register's Office, thereby creating a tenancy by the entirety; the said Robert Lee Moore and Patricia Moore having since divorced. By Final Decree of record in the Second Circuit Court for Davidson County, Tennessee, Docket No. 81D-3793, recorded May 31, 1983, subject property was divested from Patricia Moore and all her right, title and interest vested in Robert Lee Moore.

Robert Lee Moore and Robert L. Moore are one and the same person.

unimproved

This is improved ✓ property, known as 1425 Shelton Avenue, Nashville, TN 37216
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 28th day of March, 2008.

Robert Lee Moore

STATE OF Tennessee)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Lee Moore, the bargainor(s), 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 and seal, at office this 28th day of March, 2008.

Jennifer A Hoffman

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 19, 2011

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY