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Realty Title Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
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Fees:13.00 Taxes:244.20
20080904-0090771

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $66,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2008.

Notary Public
My commission expires: 1/24/2010

STATE OF TENNESSEE NOTARY PUBLIC KAREN COLBERT DAVIDSON COUNTY

03-0807-35525

Address of New Owner:	Send Tax Bills to:	Tax Information
Shivaunia P. Moore	Franklin American Mortgage Company	081-14-0 148.00
2304 Underwood Street	501 Corporate Centre Dr., Ste. 400	
Nashville TN 37208	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine Marie Marshall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shivaunia P. Moore, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Revised Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Marie Marshall by quitclaim deed from Vernice P. Marshall, dated June 27, 2005, recorded June 28, 2005, of record in Instrument No. 20050628-0074453, Register's Office for Davidson County, Tennessee.

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

Subject property is not now, and never has been, the residence of the grantor herein.

This property is improved property known as 2304 Underwood Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of August, 2008.

Katherine Marie Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine Marie Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of August, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

