Davidson County DEEDWARR
Recvd: 02/02/09 13:56 2 pgs
Fees:13.00 Taxes:562.40

20090202-0008730

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Parker 2908 Shadow Lane Nashville, TN 37216	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	Map 73.05 Parcel 98

For and in 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, we,

Robert N. Moore, Jr., unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Matthew T. Parker, 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:

Being Lot No. 49 on the Plan of Riverwood Heights, Section VI, of record in Book 2330, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 128.9 feet on the northeasterly side of Shadow Lane and runs back 240.4 feet on the northwesterly line and 205.6 feet on the southeasterly line to a dead line in the rear measuring 170 feet thereon.

Being the same property conveyed to Robert N. Moore, Jr. by deed from Joe E. Allen, unmarried dated March 18, 2008 of record in Instrument Number 20080319-0027364, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2330, Page 139, Register's Office for Davidson County, Tennessee.
2) Property is subject to easement for sanitary sewers/drainage to Metro Government in Book 4192, Page 90, said Register's Office.
3) 2009 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2908 Shadow Lane, 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(s) this 30th day of January, 2009.

Robert N. Moore, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert N. Moore, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2009.

NOTARY PUBLIC

My Commission Expires: 3/15/10

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076