Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

BILL GARRETT, Davidson County
Trans:T20090060897 DEEDWARR
Recvd: 09/03/09 14:55 2 pgs
Fees:13.00 Taxes:943.50
20090903-0083278

Affiant

DONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES

Subscribed and sworn to before me, this 28th day of August, 2009.

Notary Public
My commission expires: 11-22-2010

02-0908-46669

Address of New Owner:	Send Tax Bills to:	Tax Information
Manuel S. Valenzuela	New Owner	172-01-0-A
		0046.00C00
68 Nickleby Down Brentwood TN 37027		

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, Brenda F. Moon f/k/a Brenda Cross, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Manuel S. Valenzuela, unmarried and Susan H. Armor, unmarried, as tenants in common with right of survivorship, 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. 46, on the Revised Plan of Copperfield, of record in Book 6900, Pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Cross by deed from James F. Peterson and wife, Agnes C. Peterson, dated July 15, 1994, recorded July 20, 1994 of record in Book 9412, Page 891, Register's Office for Davidson County, Tennessee. Brenda Cross has since married and is now known as Brenda F. Moon.

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.

This property is improved property known as 68 Nickleby Down, Brentwood, TN 37027

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 28th day of August, 2009.

Brenda F. Moon

Brenda F. Moon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Nashville, TN, this 28th day of August, 2009.

State of Tennessee at Large

My Commission expires:

1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON