WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090072438 DEEDWARR
Recvd: 10/26/09 10:03 2 pgs
Fees: 13.00 Taxes: 332.63
20091026-0098470

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Shelia S. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shelia S. Moore	SWBC Mortgage Corporation	Parcel ID:
2848 Buena Vista Pike	9311 San Pedro, Suite 100	07002005200
Nashville, TN 37218	San Antonio, TX 78216	

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

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shelia S. Moore, an unmarried person

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:

LAND in Davidson County, Tennessee, being part of Lots Nos. 13 and 15, of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of Land, as of record in Book 332, Page 71, Register's Office for Davidson County, Tennessee and being further described as follows:

Beginning at a stake in the easterly margin of the New Buena Vista Highway, 100 feet southerly from the southerly margin of Stokers Lane; thence north 77 degrees, 40 minutes east 250 feet; thence in a southerly direction 50 feet to the northeast corner of the property conveyed to Lloyd Eugene Cantrell and wife, by deed from M.H. Webb and wife, of record in Book 3617, Page 278, said Register's Office; thence with Cantrell's northerly lines, southwesterly 250 feet to the easterly margin of said highway, thence with said Highway, north 23 degrees east 50 feet to the beginning.

Being the same property conveyed to Kudzu Real Estate, Inc. by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, of record in Instrument 20090710-0064543, said Register's Office, dated June 23, 2009. And being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, of record in Instrument 20090225-0016653, Register's Office for said County, dated January 22, 2009. And being the same property conveyed to Jonath Samuels and wife, Shemeika S. Roland by deed of record in Instrument 20061004-0122974, said Register's Office, recorded October 4, 2006.

This conveyance is subject to all matters appearing on the plan of record in Book 332, page 71, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2848 Buena Vista Pike, Nashville, TN 37218

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 23rd day of October, 2009.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Kudzu Real Estate, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2009.

My Commission Expires: 11-22-10

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.