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WARRANTY DEED

For and in consideration of the sum of TEN & NO/100ths ($10.00) DOLLARS, cash in hand paid by Margaret Louise Mosier, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dallas Thomas Mosier, have bargained and sold, and by these presents do transfer and convey unto the said Margaret Louise Mosier, her heirs and assigns, all my right, title and interest, the same being a one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Plan of Cunningham Heights, as of record in Book 2331, Page 76, Register's Office for said County.

Said Lot No. 6 fronts 70 feet on the north side of Garwood Drive and runs back between parallel lines 160 feet to a dead line.

This conveyance is subject to Deed of Trust of record in Book 2477, Page 121, Register's Office for Davidson County, Tennessee; restrictions and easements of record in Book 2480, Page 455, Register's Office for Davidson County, Tennessee; owner's certificate, a 60 foot set-back line from Garwood Drive, and a 10 foot easement along the rear of lot for public utility purposes, of record in Book 2331, Page 76, Register's Office for Davidson County, Tennessee.



Being the same real property conveyed to Dallas Thomas Mosier, et ux, by Warranty Deed from Carl Batson, Inc. of record in Book 2489, Page 175, Register's Office for Davidson County, Tennessee.

To have and to hold all my right, title and interest, the same being a one-half undivided interest, in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Louise Mosier, her heirs and assigns, forever.

And I do covenant with the said Margaret Louise Mosier, that I am lawfully seized and possessed of said interest in said land in fee simple; have a good right to convey it, and the same is unencumbered except as aforesaid.

And I, Dallas Thomas Mosier, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said interest in said land

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