#4953 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~BARBARA J. MOSS~~ (NAME)	NEW OWNER (NAME)	~~Map 118-13~~
~~3604 Wilbur Foster Place~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~Parcel 177~~
~~Nashville~~ (CITY) ~~Tennessee~~ (STATE) ~~37204~~ (P. O. ZIP)	(CITY) (STATE) (ZIP)	~~F.B. #16DA-15065~~

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, STEPHEN MAISTO and wife, CHRISTINE MAISTO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA J. MOSS, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 38 and part of Lot No. 41 on the Plan of Woodmont Boulevard Section of Marengo Park as of record in Plat Book 1130, page 2, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 2, 1960, as follows:

Beginning at a point on the southeasterly margin of Wilbur Foster Drive at the corner of Lots Nos. 37 and 38; thence with the line between said two lots southeastwardly 117 feet to the corner of Lots Nos. 37, 38 and 41; thence eastwardly 96 feet to the southwest corner of the property conveyed to Barnard C. Knestrick and wife, by deed from Ruth Clinard, of record in Book 3160, page 169, said Register's Office; thence with said Knestrick's westerly line northwardly 79.2 feet, more or less, to the corner of Lots Nos. 38, 39, 40 and 41; thence with the line between said Lots Nos. 38 and 39, northwestwardly 155.4 feet to the southeasterly margin of said Wilbur Foster Drive, thence with same southwestwardly 142 feet to the beginning.

Being the same property conveyed to Stephen Maisto and wife, Christine Maisto by deed from James G. McGee and wife, Janie Phelan McGee of record in Book 5651, page 291, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

1 1 9 1 4

IDENTIFICATION REFERENCE

JUN 19 8 11 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3604 Wilbur Foster Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of June, 1986.

STEPHEN MAISTO
Attorney-in-Fact for the said
~~STEPHEN MAISTO by Power of Attorney~~
recorded simultaneously herewith

CHRISTINE MAISTO
Attorney-in-Fact for the said
~~CHRISTINE MAISTO by Power of Attorney~~
recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 1986, before me personally appeared MARSHA MASON HUNT, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of STEPHEN MAISTO and wife, CHRISTINE MAISTO, and acknowledged that she executed same as the free act and deed of the said STEPHEN MAISTO and wife, CHRISTINE MAISTO.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of June, 1986.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,500.00

Barbara J. Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM STEPHEN MAISTO and wife, CHRISTINE MAISTO

TO BARBARA J. MOSS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

100500.00- CAMT.
261.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 267.80-
7131A06/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11914

IDENTIFICATION REFERENCE

JUN 19 8 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260670