This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

10098 PG 185

ADDRESS NEW OWNER:
Robert G. Mosley and Beverly B. Mosley
103 Vaden Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 133-3
GROUP
PARCEL 177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joyce D. Rushing, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert G. Mosley and wife, Beverly B. Mosley, 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 Lot No. 197, Section 2, on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137, and 138, Register's Office for said County, more particularly described as follows:
>
> Said Lot No. 197 fronts 115.3 feet on the southerly side of Vaden Drive and runs back between lines 109 feet on the westerly side and 125 feet on the easterly side to a dead line in the rear and measures 153.1 feet on said dead line, same being a broken line.
>
> Being the same property conveyed to Joyce M. Rushing, a single person by deed from Perry W. Smith and wife, Eugenia M. Smith, as of record in Book 5683, page 957, Register's Office for Davidson County, Tennessee.
>
> The said Joyce D. Rushing and Joyce M. Rushing being one and the same person.

This is improved property known as 103 Vaden Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. The Plan of record in Book 1835, page 136-138, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Vaden Drive, and a 10 foot easement for public utility purposes along the easement and rear lines of said lot.
3. Easement for Sanitary Sewer, to Metro Government of record in Book 4298, page 652, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert G. Mosley and wife, Beverly B. Mosley, their heirs and assigns, forever; and I, Joyce D. Rushing, a single person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of June, 1996.

Joyce D. Rushing

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joyce D. Rushing, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of June, 1996.

NOTARY PUBLIC
My Commission Expires: 11/20/96

96 JUN 25 PM 2:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0196469

7551 06/25/96 101 03CHECK
316.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10098 PG 187

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

CAMT 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

06/25/96 01 14:59 0001 7551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196469
IDENTIFICATION REFERENCE

96 JUN 25 PM 2:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055317