5C

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES: February 18, 2001
(AFFIX SEAL)

N0798-705L

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jarvis Mosby (NAME) | Centex Home Equity Corporation (NAME) | MAP 70.7 |
| 900 West Trinity Lane (ADDRESS) | 2727 N. Harwood, 4th Floor (ADDRESS) | PARCEL 83 |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Dallas, TX 75209 (CITY) (STATE) (ZIP) | |

FOR AND 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, Richard H. Rhea, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarvis Mosby and wife, Marian Mosby

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:

Tract I:

Land in Davidson County, Tennessee, being part of Lot 41 on the Map of Free Silver Plan, as of record in Book 332, Page 46, Register's Office for said County, described as follows:

BEGINNING at the intersection of the Southerly margin of Trinity Lane and Westerly margin of Roy Street; thence South 8 degrees 20 minutes East 284.33 feet; thence South 78 degrees 15 minutes West 250.5 feet to a point; thence North 7 degrees 45 minutes West 241.75 feet to the Southerly margin of Trinity Lane; thence with said Southerly margin North 69 degrees 04 minutes East to the POINT OF BEGINNING.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 40 in the J.B. Haynie's 2nd Addition to Free Silver Plan as of record in Book 332, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 105 feet on the south side of Lincoln Street and extends back between parallel lines and with the east margin of an alley 414.86 feet to a dead line measuring 210 feet thereon.

CONTINUED

This is improved ( X ) unimproved ( ) property, known as 900 West Trinity Lane, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of July, 19 98

Richard H. Rhea

Richard H. Rhea

LEGAL DESCRIPTION CONTINUATION

INCLUDED in the above description but expresslly EXCLUDED therefrom is the following described land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from A.H. Burgett and wife, Blanche M. Burgett of record in Book 8215, Page 37, Register's Office for said County:

Being a right of way and easement in the First Civil District of Nashville, Davidson County, Tennessee, said right of way being located along the existing northerly right of way margin of Trinity Lane and being a part of the A.H. Burgett et ux property as of record in Deed Book 3895, Page 749, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

RIGHT-OF-WAY:
Beginning at a point on the existing northerly right of way margin of Trinity Lane, said point being the southwesterly corner of the aforementioned Burgett property; thence with said westerly boundary North 4 degrees 44 minutes 06 seconds East 1.11 feet, to a point; thence leaving said westerly boundary with a new line North 69 degrees 04 minutes 07 seconds East 34.16 feet to a point; thence with said point on a curve to the right, having a radius of which is 1468.39 feet, a central angle of 03 degrees 22 minutes 10.3 seconds and an arc length of 86.36 feet to a point on the existing Southerly right of way margin of Lincoln Street; thence with said existing southerly right of way margin North 85 degrees 31 minutes 32.6 feet East 4.45 feet to a point on the existing northerlyright of way margin of Trinity Lane; thence with said existing northerly right of way margin ana curve to the left, having a radius of which is 1467.39 feet, a central angle of 03 degrees 32 minutes 17.7 seconds and an arc length of 90.62 feet, to a pcint; thence with said existing right of way margin South 69 degrees 03 minutes 46.9 seconds West 34.65 feet, more or less, to the point of beginning. Total right of way containing 123 square feet, or 0.003 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT:

Beginning at a point along the new northern right of way margin of Trinity Lane, said point being located from the existing northern right of way margin of Trinity Lane (southwestern corner of the aforementioned A.H. Burgett property) North 04 degrees 44 mintues 06 seconds East 1.11 feet; thence with said point North 04 degrees 44 minutes 06 seconds East 25 feet, more or less, to a point along the western boundary; thence leaving western boundary, easterly 116 feet, more or less, to a point on a curve to the left of the new northern right of way margin of Trinity Lane, the radius of which is 1468 feet more or less and along the curve a distance of 86 feet, more or less, to a point along said new northern right of way; thence with said point 34 feet, more or less, to the point of beginning. Total temporary construction easement containing 1747 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Richard H. Rhea, unmarried by deed from A.H. Burgett and wife, Blanch M. Burgett of record in Deed Book 9753, Page 719, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7790, Page 437, Register's Office for said County.

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

LEGAL DESCRIPTION CONTINUATION

INCLUDED in the desription of Tract I and Tract II, but expressly EXCLUDED therefrom is the southerly 50 feet of both Lot No. 39 and 40, which was conveyed to Moses Leonard Jones, Sr. by deed from T.F. Peach and wife, Bessie Peach, of record in Book 2452, Page 518, Register's Office for said County, to which reference is made for a more particular description thereof and also subject to the provision contained therein concerning the use of a well.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to Metropolitan government of Nashville and davidson County, Tennessee, from Austin H. Burgett and wife, Blanche M. Burgett, of record in Book 8215, Page 760, Register's Office for said County:

Being a right of way and easement in the First Civil District of Nashville, Davidson County, Tennessee, said right of way being located along the existing southerly right of way margin of Trinity Lane and being a part of the Austin Burgett property as of record in Deed Book 5723, page 534, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

RIGHT-OF-WAY:

Beginning at a point in the existing southern right of way margin of Trinity Lane, said point being the northeastern corner of the aforementioned Burgett property; thence with the northerly boundary of said Burgett property South 4 degrees 42 minues 28 seconds East 11.06 feet, with a new line on a point on a curve to the left, the radius of which is 1396.39 feet, a central angle of 02 degrees 04 minutes 41.7 seconds and an arc length of 50.65 feet to a point; thence with said point North 00 degrees 35 minutes 34.2 seconds West 11.00 feet, to a point on a curve to the right of the aforesaid existing southern right of way margin of Trinity Lane, the radius of which is 1407.39 feet, a central angle of 02 degress 01 minutes 46.8 seconds and an arc length of 49.80 feet, more or less, to the point of beginning.
Total right of way containing 552.66 square feet, or 0.012 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT:

Beginning at a point along the new southern right of way margin of Trinity Lane, said point being located from the Northeasterly corner of the aforementioned Austin Burgett property South 04 degrees 42 minutes 28 seconds East 11.06 feet; thence leaving said new southern right of way South 4 degrees 42 minutes 28 seconds East 19 feet, more or less, to a point along the eastern boundary of the aforesaid Burgett property; thence with said point, southwesterly 208 feet, more or less, to a point on the western boundary of said Burgett property; thence with said western boundary North 04 degrees 42 minutes 28 seconds West 50 feet, more or less, to a point on the aforementioned existing southern right of way margin of Trinity Lane; thence with said existing southern right of way, Northeasterly 155 feet, more or less, to a point; thence with said point North 00 degrees 35 minutes 34 seconds West 3 feet, more or less to a point on a curve to the right of the aforesaid new southern right of way, the radius of which is 1396 feet, more or less and along the curve a distance of 51 feet, more or less, to the point of beginning. Total temporary construction easement containing 7,345 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

TRACT NO. III:

A small strip of land in the 12th Civil District of Davidson County, Tennessee, being triangular in shape and further described as follows:

Beginning in the west line of the land that Moses L. Jones and wife, sold and conveyed to A.H. Burgett and wife, see deed in Book 2691, Page 549, Register's Office for Davidson County, Tennessee and the place of beginning is in the south line of old Lincoln Street and easterly 115 feet more or less to where old Lincoln Street intersects the north line of the new Trinity Lane; thence Southwesterly 120 feet, more or less, to where it intersects the west first line herein mentioned; thence with the same and northerly 30 feet, more or less, to the beginning point.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Rhea, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of July, 1998.

Commission expires February 18, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

0463616

RECEIVED & RECORDED

98 JUL 17 AM 10:59

4808 07/17 0101 03CHECK 544.40

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11024 PAGE 620

| | | |
|---|---|---|
| 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 142000.00
CON TX 525.40
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 544.40
CHECK 544.40

07/17/98 01 11:01 0001 4808

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0463616
IDENTIF. & REFERENCE

98 JUL 17 AM 10:59

DAVIDSON COUNTY, TN

**No.** 1320494