PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40934
Dav. Co. File: Box 8

BOOK 11477 PG. 381

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
H. Michael Magevney, IV Laura M. Magevney 4500 Wayland Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-12-25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 249,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret B. Moss, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **H. Michael Magevney, IV and spouse, Laura M. Magevney,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hycrest Acres of record in Book 2133, Page 5, Register's Office for said County.

SAID Lot No. 13 fronts 214.6 feet on the easterly margin of Wayland Drive and extends back 205.5 feet on the northerly line and 192.4 feet on the southerly line to a dead line in the rear, measuring 252.1 feet thereon.

BEING the same property conveyed to Benjamin Moss and wife, Margaret B. Moss by Richard Laurence Morrison and wife, Nancy Marie T. Morrison of record in Book 4070, Page 764, Register's Office for said County. Benjamin Moss has since died thereby leaving Margaret B. Moss as surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 5, said Register's Office, which Plan shows a 75 foot minimum building setback line from Wayland Drive, a 10 foot easement for public utility purposes along the northerly and rear front lines of said lot, and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot and; Restrictive covenants of record in Book 1850, page 975, Book 220, said Register's Office.

This is improved property, known as: 4500 Wayland Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 1999.

BOOK 11477 PG. 382

Margaret B. Moss
Margaret B. Moss

State of Tennessee
County of Davidson

On this 12th day of May, 1999, before me the undersigned authority, personally appeared **Margaret B. Moss**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 249,000.00

H. [illegible] IV
Affiant

Sworn and subscribed before me on the 12th day of May, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

05865533
IDENTIFICATION / REFERENCE
99 MAY 13 AM 11:10
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
5502 05/13 0101 03CHECK 932.30
Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK **11477** PG. **383**

0586553

IDENTIFICATION REFERENCE

99MAY 13 AM11:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	245000.00
CON TX	921.30
PRFEE	1.00
UDFEE	8.00
CFEE	2.00
TOTAL	932.30
CHECK	932.30

05/13/99 01 11:11 0001 5602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460242