FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16386

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr,, Atty.
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

BOOK 11496 PG. 670

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE A. MOSCHEO, II (NAME)	(NAME)	MAP 130-8-B
4415 Charleston Place Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 2.00Co
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN H. GRISCOM AND WIFE, VIVIAN GRISCOM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE A. MOSCHEO,II AND WIFE, JUDY E. MOSCHEO

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:

1378 05/27 0101 03CHECK 1354.11

Land in Davidson County, Tennessee, being Unit No. 8, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed, of record in Book 5965, page 880, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 4 on the Plan of Condominium Site Plan Charleston Place of record in Plat Book 5200, page 461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Griscom and wife, Vivian Griscom by deed from Patricia C. Todd, married of record in Book 8974, page 723, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the buyer; (2) Restrictions of record in Book 5965, page 880, amended in Book 6071, page 499; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 461, said Register's Office.

John H. Griscom being one and the same as John Griscom.

99 MAY 27 AM 10:44
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

RECEIVED FOR REFERENCE
05919978

unimproved ( )
This is improved (X) property, known as 4415 Charleston Place Circle, Nashville, Tennessee 37215

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 21st day of May, 19 99

John H. Griscom
JOHN H. GRISCOM

Vivian Griscom
VIVIAN GRISCOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. GRISCOM AND WIFE, VIVIAN GRISCOM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of May, 19 99.

My commission expires 9-23-2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of My Commission Expires SEP 23 2000, 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 363,000.00

Vivian Griscom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 19 99.

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Notary Public

GEORGE E. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP 23 2000

WARRANTY DEED

FROM

JOHN H. GRISCOM AND WIFE, VIVIAN GRISCOM

TO

JOE A. MOSCHEO, II AND WIFE, JUDY E. MOSCHEO

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11496** PG. **672**

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

CAMT	363000.00
CON TX	1343.11
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1354.11
CHECK	1354.11

05/27/99 01 10:47 0001 1378

05919178

REGISTER'S REFERENCE

99 MAY 27 AM 10:44

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465953