PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

BOOK 11512 PG. 959

Map & Parcel No.: 162-10-121

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **May, 1999** between **Tom R. Nance and wife, Karen A. Nance** , GRANTOR, and **Alan R. Moses, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the plan of BrookView Estates, Section 2, of record in Book 4460, page 163, Register's Office for said County.

Said Lot No. 121 fronts 80.00 feet on the northerly margin of Roxanne Drive and extends back 217.73 feet on the easterly line and 220.42 feet on the westerly line to a dead line in the rear, measuring 36.66 feet thereon.

Being the same property conveyed to Tom R. Nance and wife, Karen A. Nance by deed from James Terry Williams and wife, Pamela Ann Williams, of record in Book 9344 , page 47, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Tom R. Nance
Signature of Seller

Karen A. Nance
Signature of Seller

0595953

INSTRUMENT # REFERENCE

99 JUN -4, PM 3:10

ALL TAXES PAID
DAVIDSON COUNTY, TN.

5566 06/04 0101 03CHECK 418.00

BOOK 11512 PG. 960

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Tom R. Nance and wife, Karen A. Nance**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **May, 1999.**

Notary Public

My Commission Expires: D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

Name and Address of Property Owner:

Alan R. Moses
544 Roxanne Drive
Antioch, TN 37013

Property Address:

544 Roxanne Drive
Antioch, TN 37013

Person Responsible for Taxes:

NEW OWNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **May, 1999.**

Notary Public

My Commission Expires: D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

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

99 JUN -4 PM 3:10

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11512 PG 961

0595953

BANK REFERENCE

CAMT	
	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	418.00
CHECK	418.00

06/04/99 01 15:13 0001 5566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470068