THIS INSTRUMENT PREPARED BY:
JOHN R. BRADLEY
Attorney-at-Law
311 East Main Street, Suite 3
Hendersonville, Tennessee 37075

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Dennis L. Moss
1001 Calvert Street
Nashville, Tennessee 37216

TAX MAP & PARCEL: 061-07-0 256.00

BOOK 11551 PAGE 209

[illegible] 0.01 CHECK 288.50

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DORIS LEE GARDNER HUDSON**, Grantor, have this day bargained and sold, and hereby transfer and convey unto **DENNIS L. MOSS** and wife, **SUSAN B. MOSS**, as tenants by the entirety, Grantees, their heirs and assigns, forever, the following described property, with possession to be given on August 24, 1999:

LAND in Davidson County, Tennessee, being the southerly 173 feet of lot no. 45 on the Map of I. C. McMahan's Subdivision of part of the Maplewood Lands, as of record in Plat Book 547, Page 78, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description of said lot.

Said part of said lot fronts 100 feet on the northerly side of Calvert Street and runs back between parallel lines with the easterly margin of Burris Avenue, 173 feet to a dead line.

BEING a portion of the property conveyed to Doris Lee Gardner, being the same person as Doris Lee Garner Hudson, by deed of record in Book 2085, Page 179, and by deed of record in Book 2442, Page 381, Register's Office, Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, KNOWN AS 1001 CALVERT STREET, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said Grantees, their heirs and assigns, forever.

I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, restrictive covenants of record in the Register's Office for Davidson County, Tennessee, all visible

easements, and 1999 real estate taxes, and the title to said property I will forever warrant and defend against the claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I hereunto set my hand on this the 25th day of June, 1999.

BOOK 11551 PAGE 210

Doris Lee Gardner Hudson
DORIS LEE GARDNER HUDSON

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, a Notary Public in and for the State and County aforesaid, **DORIS LEE GARDNER HUDSON**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25th day of June, 1999.

J R Bradley
NOTARY PUBLIC

My Commission Expires: 7/21/02

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property transferred, whichever is greater, is $ 75,000.00 .

0606091 IDENTIF. & REFERENCE

99 JUN 30 PM 3:22

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Doris Lee Gardner Hudson
AFFIANT

Subscribed and sworn to before me this the 25th day of June, 1999.

J R Bradley
NOTARY PUBLIC

My Commission Expires: 7/21/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11551 PAGE 211

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

0606091

IDENTIF. A REFERENC

99 JUN 30 PM 3:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

06/30/99 01 _ 15:29 0001 6448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484909