WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/07/00 15:53 2pgs
Fees:11.00 Taxes:273.43
20000907-0088788

SHANNON PARKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

My Commission Expires JULY 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Mora	HomeSide Lending, Inc.	91-9-118
(NAME) 5903 Robertson Avenue	(NAME) 7301 Bay Meadows Way	08DA20170
(ADDRESS) Nashville, TN 37209	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(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, **MICHAEL E. PHETTEPLACE AND WIFE, TINA PHETTEPLACE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRISTIAN AND JESSICA MORA, HUSBAND AND WIFE**, 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:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the map of T. M.Nall's Subdivision of certain Lots of the B. F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Robertson Street, 50 feet westerly from the westerly margin of Elaine Street, at the northwest corner of the property conveyed to Walter LeeHulan, by deed of record in Book 1195, Page 629, said Register's Office; by deed of record in Book 1195, Page 629, said Register's Office; to his southwest corner; thence with his south line, easterly 50 feet to the westerly margin of Elaine Street; thence westerly 101.5 feet, more or less, to a point which is 2.5 feet west of the line between Lots Nos. 1 and 2; thence northerly 187 feet, more or less, to a point in the south margin of Robertson Street which point is the common corner of Lots Nos. 1 and 2; thence with the margin of said street easterly 55 feet to the point of beginning.

Being the same property conveyed to Michael E. Phetteplace and wife, Tina Phetteplace by deed from C. R. Bissinger and wife, Mary Jewel Bissinger of record in Book 8846, Page 603 Register's Office for Davidson County, Tennessee. The said C. R. Bissinger and wife, Mary Jewel Bissinger having since died.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **5903 Robertson Avenue, Nashville, TN 37209**
(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/our hand(s) this 25th day of August, 2000.

Michael E. Phetteplace

Tina Phetteplace

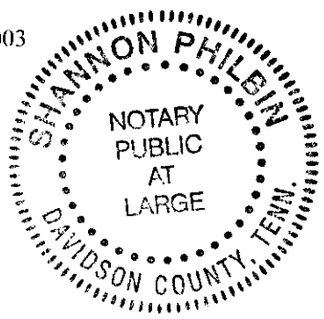
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Phetteplace and Tina Phetteplace, the 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 and official seal at Nashville, Tennessee this 25th day of August, 2000.

Commission expires: July 26, 2003



My Commission Expires JULY 26, 2003

Shannon Philbin

Notary Public