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This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 09/20/00 10:09 2pgs
Fees:11.00 Taxes:177.60
20000920-0093453

ADDRESS NEW OWNER:
Kevin Lee Mosley
540 N. Palmer Chapel Rd.
White House, Tennessee 37188

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
Wilson Bank and Trust
1476 N. Mt. Juliet Road
Mt. Juliet, Tennessee, 37122

MAP **053-03-0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Max O. Patton III,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and convey unto **Kevin Lee Mosley, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 of Section "C" on the Plan of E.I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Max O. Patton, III by Deed from Secretary of Housing of Housing and Urban Development and recorded in instrument No. 20000908-0089159 in the Register's Office for Davidson County, Tennesee.

This is improved property known as 1305 Berry Street, Old Hickory, Tennessee, 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 1999 County Taxes in the amount of $472.82 have been paid. 2000 County Taxes are a lien, but are not yet due and payable.
2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
3. Subject to all covenants, subdivision restrictions, easement and other matters of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
4. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and binds himself his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 5th day of September, 2000.

Max O. Patton, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Max O. Patton, III,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of September, 2000.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $48,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2000.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003