(1) IRB

18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **February, 2001, by and between BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, hereinafter called Grantors, and PHILLIP MOULTON, A MARRIED MAN, and ANGIE MOULTON, HIS WIFE, hereinafter called Grantees.**

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 considerations, the receipt of which are hereby acknowledged, BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto PHILLIP MOULTON, A MARRIED MAN, and ANGIE MOULTON, HIS WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1114 KENWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JANE E. GRISSOM, wife of BROWNIE D. GRISSOM, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Brownie D. Grissom
BROWNIE D. GRISSOM Signature of Seller

Jane E. Grissom
JANE E. GRISSOM, Signature of Seller

Davidson County DEEDWARR
Recvd: 02/27/01 15:45 3pgs
Fees:15.00 Taxes:552.23

20010227-0018252

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, 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 **21st** day of February, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

PHILLIP MOULTON, A MARRIED MAN, and ANGIE MOULTON, HIS WIFE

1114 Kenwood Drive
Nashville, TN 37216

Property Address:

1114 KENWOOD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-7, PARCEL 294

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$149,250.00** 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 **21st** day of **February, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lots Nos. 8 and 9 of Block "B" on the map of Jackson Park, Section 1, as of record in Book 843, page 17, Register's Office for said County.

SAID Lots adjoin and front together 120 feet on the south side of Kenwood Drive and run back between lines, 162 feet, 9 inches on the west line and Lot No. 8 and 173 feet on the east line of Lot No. 9 to a dead line in the rear on which they measure 120 feet, 10 inches.

BEING the same property conveyed to BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, by WARRANTY DEED from NANCY S. SUTTON ET VIR, of record in BOOK 6090, PAGE 80, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 61-7, PARCEL 294).

2. All matters as set forth on the Plan of record in Plat Book 843, page 17, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. SEWER EASEMENT to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4270, page 125, Register's Office for Davidson County, Tennessee.