WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Moseley and Kasey Moseley	Franklin American Mortgage Co.	Map 96-14-0
(NAME) 3105 Jonesboro Drive	(NAME) 501 Corporate Centre Dr., Ste 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	Parcel 279.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James A. Byrd, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chad Moseley and wife, Kasey Moseley** hereereinafter called the GRANTEE(S), 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 Lot No. 238, on the plan of Hickory Bend, Section Four, of Record in Plat Book 4175, page 34, and amended in Book 4367, page 805, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Byrd, unmarried from Debra R. Bouldin, a/k/a Debra Litten Bouldin, unmarried by Warranty Deed of record in Instrument No. 20001127-0115971, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4272, page 832, and in Book 4367, page 805, Register's Office for Davidson County, Tennessee; Easement as set out in book 9167, page 770, RODC; Subject to any and all matters as shown on the plan of Record in Plat Book 4175, page 34, and amended in Book 4367, page 805, said Register's Office.

This is unimproved ( )
improved(x) property, known as 3105 Jonesboro Drive Nashville TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 31st Day of August, 2001.

Davidson County DEEDWARR
Recvd: 09/06/01 08:43 2pgs
Fees:13.00 Taxes:399.23

20010906-0096551

James A. Byrd

STATE OF ~~TENNESSEE~~ CALIFORNIA)
COUNTY OF ~~DAVIDSON~~ LOS ANGELES) ss:

Before me, the undersigned Notary Public, personally appeared James A. Byrd, who is/~~are known to me or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of August, 2001.

Avedis Donoyan
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 30, 2004

