This Instrument Prepared By:
Title Enterprises
3354 Perimeter Hill Dr #105
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 10/24/01 09:58 3pgs
Fees:18.00 Taxes:404.78

20011024-0116077

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOHN CHRISTOPHER CLAIBORNE and JOHN LARRY WILSON**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **SUMMER L. MOSS** and husband, **CHRISTOPHER L. MOSS** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF FOR CONTINUATION OF LEGAL DESCRIPTION.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 27th day of September, 2001.

John Christopher Claiborne
JOHN CHRISTOPHER CLAIBORNE

John Larry Wilson
JOHN LARRY WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~John Ellis~~, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 27th day of September, 2001.

Mary T. Hurst
Notary Public

John Christopher Claiborne
John Larry Wilson

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Anita J. Trigg
Affiant

Subscribed before me this 27th day of September, 2001.

Mary T. Hurst
Notary Public

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: _____

MAP AND PARCEL NUMBERS: 26-07-43.00

ADDRESS NEW OWNERS:

Summer L. Moss and Chrisopher L. Moss
109 Butterfield Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:

Same

Exhibit "A"

A 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. 149 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6250, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 30.14 feet on the southeasterly margin of Butterfield Court and extends back 124.54 feet on the northerly line and 83.66 feet on the southwesterly line to a broken line in the rear measuring 136.88 feet thereon.

Being the same property conveyed to LuNelle B. Wilson, unmarried by Warranty Deed from Randall Phillips Builders, Inc., dated May 2, 1986 and recorded May 5, 1986 in Book 6848, Page 637, Register's Office for Davidson County, Tennessee. The said LuNelle B. Wilson having since died on _____ in Davidson County, Tennessee. The Last Will and Testament of Lunelle Baugus Wilson is of record in Will Book 239, Page 266, Davidson County, Tennessee. The Devisees of the Last Will and Testament of LuNelle Baugus Wilson are John Christopher Clairbourne and John Larry Wilson. The said LuNelle B. Wilson being the same person as Lunelle Baugus Wilson.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

(1010612/3)