WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires 10/25/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of November, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main St.. #201 Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Augustine Moses and North Winston, Jr.	New Owner	Map No. 149
(NAME) 1000 Aldersgate Road	(NAME)	Group 2B
(ADDRESS) Antioch, TN 37013	(ADDRESS)	Parcel 123
(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, **Jane Kosar, a single person and Janet Kosar, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Augustine Moses and North Winston, Jr.*** herereinafter 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:* as joint tenants with the right of survivorship.

Land in Davidson County, Tennessee, being all of Lot No. 169 on the Plan of Piccadilly Square, Phase II, according to the plat thereof, recorded in Plat Book 6250, Page 92-94 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jane Kosar and Janet Kosar as joint tenants with the right of survivorship by Warranty Deed of record in Instrument No. 200001240007818, Register's Office of Davidson County, Tennessee.

Restrictive Covenants, liens, and other matters of record in Book 6236, page 685, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 839 as amended in Book 6496, page 100, Book 6518, page 190, Book 6930, page 739, Book 6496, page 107, Book 6496, page 114 and in Book 6518, page 184; and, any and all matters as shown on plat of record in Plat Book 6250, page 92-94; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(xx) property, known as 1000 Aldersgate Road Antioch TN 37013
(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 30th Day of November, 2001.

Jane Kosar by Nancy Otto her atty in fact
Jane Kosar

Janet Kosar by Nancy Otto her atty in fact
Janet Kosar

Davidson County DEEDWARR
Recvd: 12/12/01 10:35 2pgs
Fees:13.00 Taxes:514.30

20011212-0137047

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Nancy Otte, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Jane Kosar and Janet Kosar and is authorized by her to execute this instrument in their behalf by virtue of an instrument of record in Book * , page _____, of the Register's Office of ~~Williamson~~ Davidson County, Tennessee.

Witness my hand and official seal this 30th Day of November, 2001.

* 20011212-0137046

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/22/05