PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(ST) Title No: 43315
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/01/02 12:19 2pgs
Fees:13.00 Taxes:814.00
20020401-0039079

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Valorie Kirby 3920 Cambridge Avenue Nashville, Tennessee 37205	Home Financial Group, LLC Three Maryland Farms Suite 155 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 103-08-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry Timmons Mosley and spouse, Kate M. McGregor Mosley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Valorie Kirby** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 55 feet of lot No. 363 on the Map of Richland Realty Company's Division C of record in Book 421, Page 31 Register's Office for said County.

Said part of Lot No. 363 fronts 55 feet on the northerly margin of Cambridge Avenue and extends back 311.3 feet on the easterly line to an alley in the rear, measuring 61.3 feet thereon.

Being the same property conveyed to Larry Timmons Mosley, unmarried, and Ralph W. Mosley by deed from Hugh P. Daniel and wife, Karen M. Daniel of record in Book 9050, Page 184, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11174, page 889, said Register's Office, the said Ralph W. Mosley conveyed his interest in subject property to Larry Timmons Mosley and Kate M. McGregor, as joint tenants with right of survivorship. The said Kate M. McGregor now being known as Kate M. McGregor Mosley.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 31, said Register's Office.

This is improved property, known as: 3920 Cambridge Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2002.

Larry Timmons Mosley

Kate M. McGregor Mosley

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2002 , before me the undersigned authority, personally appeared Larry Timmons Mosley and Kate M. McGregor Mosley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public