After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

Davidson County DEEDWARR
Recvd: 04/30/02 12:53 3pgs
Fees:18.00 Taxes:547.60

20020430-0052852

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Eugene E. Davidson, *et ux.* 208 Glenstone Circle Brentwood, TN 37027	~~PrimeTrust Bank~~ ~~P.O. Box 210618~~ Same ~~Nashville, TN 37221~~	Map 171-2-A Parcel 68C0

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carlana M. Moscheo, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Eugene E. Davidson and wife, Deborah M. Davidson, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Being Unit No. 68 on the Condominium Site Plan of Brentwood Villa, Phase 3A, as of record in Book 6900, page 4, as amended in Book 6900, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Carlana M. Moscheo, unmarried, by deed from William H. Boner, unmarried, of record in Book 9330, page 42, Register's Office for Davidson County, Tennessee.
>
> This is the same description as used in the prior deed of conveyance.
>
> This is improved property known as 208 Glenstone Circle, Brentwood, TN 37027.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEES that she is lawfully seized

and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

A) The 2002 Davidson County property taxes, which have been prorated between the parties hereto.

B) The terms and provisions of the Master Deed of record in Book 6923, page 943; Book 7035, page 115; Book 7101, page 730; Book 7266, page 84; and in Book 7423, page 574, said Register's Office.

C) All matters on the Plan of Brentwood Villa, Phase 3A, of record in Plat Book 6900, page 4, as amended in Plat Book 6900, page 186, said Register's Office.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 26th day of April, 2002.

Carlana M. Moscheo

CARLANA M. MOSCHEO

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Carlana M. Moscheo, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 26th day of April, 2002.

Notary Public

My Commission Expires: 4-28-04

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $148,000.00.

Deborah M Davidson
Affiant

Sworn to and subscribed before me this 26th day of April, 2002.

Notary Public

My Commission Expires: 4-28-04

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

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