WARRANTY DEED

R-UP-02-7924

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

James T Mosley
Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2002.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/22/04

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Mosley	Union Planters Bank,NA	
7924 Boone Trace (ADDRESS)	(NAME) 7130 Goodlett Farms Pkwy #82E (ADDRESS)	126-15-A-55.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Cordova, Tn 38018 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HAROLD H. BATSON AND WIFE BRENDA F. BATSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES T. MOSLEY AND SARAH E. MOSLEY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, Being Lot No. 94, Phase One on the plan of Boone Trace at Biltmore of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Harold H. Batson and Brenda F. Batson, by Deed dated May 28. 1999 and filed June 2, 1999 in Book 11507, Page 482, Register's Office for Davidson County, Tennessee.

Subject to Restrictions as of record in Book 9342, Page 312, Re-recorded in Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, and Book 11455, Page 443, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7924 Boone Trace, Nashville, Tennessee 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 April, 2002.

Harold H. Batson

Harold H. Batson

Brenda F. Batson

Brenda F. Batson

Davidson County DEEDWARR
Recvd: 05/03/02 13:26 2pgs
Fees:13.00 Taxes:573.50

20020503-0054686

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Harold H. Batson and wife Brenda F. Batson, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2002.

My Commission Expires: 11/27/04

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of April, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903