Davidson County DEEDWARR
Recvd: 05/16/02 15:50 2pgs
Fees:13.00 Taxes:696.27
20020516-0060461

BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mark A. Moseley et ux 2824 Dogwood Place Nashville, Tennessee 37204	Same as New Owner	Map 118-11 Parcel 86.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY EIGHT THOUSAND ONE HUNDRED EIGHTY and NO/100 ($188,180.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BRUCE HOWES, an unmarried person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MARK A. MOSELEY, and wife, DONNA K. MOSELEY,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, BEING Lot No. 30 on the Plan of Black "E" on the Plan of Berry Hill Gardens, of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Bruce Howes, unmarried, by Warranty Deed from Everett H. Lowe, a married man, of record in Instrument No. 20010124-0007122, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 1130, page 36; of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 2825 Dogwood Place, Nashville, Tennessee 37204.

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

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantees his proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 14th day of May, 2002.

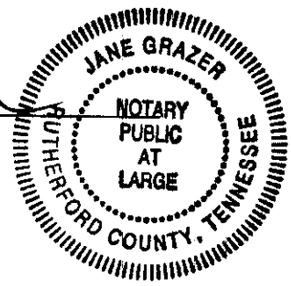
BRUCE HOWES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Bruce Howes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 14th day of May, 2002.

Notary Public



My Commission Expires: 9/22/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $188,180.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 9/22/02

