Davidson County DEEDWARR
Recvd: 05/23/02 14:07 2pgs
Fees:13.00 Taxes:344.10
20020523-0063066

STATE OF TENNESSEE
COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of May, 2002.

Notary Public

My Commission Expires: 10-26-05

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Judith L. Moss
213 DeSoto Drive
Nashville, TN 37210

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 119-2-33.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Mary Frances Dennison** and **Betty Ann Dennison Armstrong,** individually, hereinafter referred to as Grantors, hereby transfers and conveys to **Judith L. Moss, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, being Lot No. 44 on the Plan of Mertie Milwee Property, of record in Book 2331, Page 117, Register's Office of Davidson County, Tennessee.

Said Lot fronts 75 feet on the south side of DeSota Drive and runs back between parallel lines 150 feet to dead line.

Being the same property conveyed to Harold Clayton Dennison and wife, Mary P. Dennison, by Warranty Deed from Carl Batson, Inc., of record in Book 86, page 514, Register's Office for Davidson County, Tennessee. Harold Clayton Dennison having predeceased Mary P. Dennison, further Mary P. Dennison now being deceased and having willed said Property to Betty Ann Dennison Armstrong by Will filed in Will Book 2943, Page 541285.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, Page 117, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

05336-BW

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 213 DeSoto Drive, Nashville, TN 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 20th day of May, 2002.

Betty Ann Dennison Armstrong
Betty Ann Dennison Armstrong, Executrix

Betty Ann Dennison Armstrong
Betty Ann Denison Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Ann Dennison Armstrong, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Executrix of the Estate of Mary Frances Dennison and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the Executrix for the Estate of Mary Frances Dennison.

Witness my hand and official seal this 20th day of May, 2002.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 10-26-05 Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Ann Dennison Armstrong, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2002.

Carla C. Martin
Notary Public

My Commission Expires: _____

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

05336-BW

My Commission Expires 6/7/04