**THIS INSTRUMENT PREPARED BY:**
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12453A

**MAP/GROUP/PARCEL:**
053-14-0/080.00

Davidson County DEEDWARR
Recvd: 07/25/02 11:02 2pgs
Fees:13.00 Taxes:332.63
20020725-0089283

**NEW OWNER'S NAME AND ADDRESS:**
RONALD R. MASON, JR.
1404 PAWNEE TRAIL
MADISON, TN 37115

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES C. MOSELEY AND RHONDA G. MOSELEY, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto RONALD R. MASON, JR., AN UNMARRIED MAN, and assigns, hereinafter called Grantee, property described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Harvey Gee, Surveyor, October 12, 1951, as follows:

Beginning on the westerly margin of Pawnee Trail South 56 deg. 47' East 135.8 feet from the southerly margin of Nawakwa Trail; thence with the westerly margin of said Pawnee Trail South 56 deg. 47' East 100 feet; thence South 33 deg. 13' West 150 feet; thence North 56 deg. 47' West 100 feet; thence North 33 deg. 13' East 150 feet to the beginning.

The subject property is improved property commonly known as 1404 Pawnee Trail, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 11244, Page 958, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their successors, and representatives to warrant and defend the title to the said land to Grantee their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES C. MOSELEY

RHONDA G. MOSELEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James C. Moseley and Rhonda G. Moseley, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 19th day of July, 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

My Commission Expires:
1-25-06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $89,900.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of July, 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006