PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 44022
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/04/02 15:32 2pgs
Fees:13.00 Taxes:1004.92
20021204-0149570

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Diane Duff Mosley Benjamin Charles Mosley 4009 Dorcas Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116-16-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$271,600.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edwin B. Peel, Jr. and Hilton B. Forcum, Co-Trustees of the Claire Williams Trust, with full powers to mortgage, sell, encumber, restrict and/or convey without the requirement of the joinder of any beneficiary or trustor of said trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane Duff Mosley and spouse, Benjamin Charles Mosley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 on the Map of Evergreen Heights, Part Two of record in Book 1835, page 19 Register's Office for said County.

SAID Lot No. 16 front s95 feet on the broken westerly margin of Dorcas Drive and extends back 203.3 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear, measuring 109.1 feet thereon.

BEING the same property conveyed to Edwin B. Peel, Jr. and Hilton B. Forcum, Co-Trustees of the Claire Williams Trust with full powers to mortgage, sell, encumber, restrict and/or convey without the requirement of the joinder of any beneficiary or trustor of said trust, by deed from Edward Bush Boyd and spouse, Sara F. Boyd of record in Instrument No. 20003270030314, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 19, said Register's Office, which Plan shows a 40 foot minimum building setback line from Dorcas Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4009 Dorcas Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of November, 2002.

Edwin B. Peel, Jr., Co-Trustee of The Claire Williams Trust

Hilton B. Forcum, Co-Trustee of The Claire Williams Trust

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared Edwin B. Peel, Jr. to me known (or proved to me on the basis of satisfactory evidence), to be Co-Trustee of **The Claire Williams Trust** the within named bargainor, a Trust, and acknowledged the execution of the foregoing instrument as such Co-Trustee for the purposes therein contained.

Witness my hand and official seal on November 26, 2002.

Notary Public

My Commission Expires: _____

(Seal Required)

(If Authorized)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Hilton B. Forcum** to me known (or proved to me on the basis of satisfactory evidence), to be Co-Trustee of **The Claire Williams Trust** the within named bargainor, a Trust, and acknowledged the execution of the foregoing instrument as such Co-Trustee for the purposes therein contained.

Witness my hand and official seal on November 26, 2002.

Notary Public

My Commission Expires: _____

(Seal Required)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $271,600.00

Affiant

Sworn and subscribed before me this the 27th day of November, 2002

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004