PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/18/02 13:55 3pgs
Fees:18.00 Taxes:647.13
20021218-0156235

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **December, 2002, by and between KEITH BRANDON JONES and MARCELENE G. JONES, HUSBAND AND WIFE , hereinafter called Grantors, and GREGORY L. MOSSER, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KEITH BRANDON JONES and MARCELENE G. JONES, HUSBAND AND WIFE , Grantors, do hereby bargain, sell, transfer and convey unto GREGORY L. MOSSER, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3835 MOSS ROSE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.
WITNESS the hands and seals of Grantortheir on the day and year first above written.

Keith Brandon Jones
KEITH BRANDON JONES
Signature of Seller

Marcelene G Jones
MARCELENE G. JONES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, KEITH BRANDON JONES and MARCELENE G. JONES, HUSBAND AND WIFE , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of December, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

GREGORY L. MOSSER

3835 MOSS ROSE DRIVE
NASHVILLE, TN 37216

Property Address:

3835 MOSS ROSE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Map & Parcel #: MAP 73-1, PARCEL 230

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$174,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **December, 2002**.

Notary Public

My Commission Expires: My Commission Expires JAN. 31, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 11th Civil District of Davidson County, Tennessee, being part of the tract of 56.92 acres known as the Tune Lands, of record in Book 974, page 1, Register's Office for said County, and being further shown as the North part of an unnumbered tract of the Plan of Section 3 and 4 of Moss Rose Heights, of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated May 5, 1962, and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly margin of Ivy Drive opposite the southeast corner of Lot No. 66 of said Rose Heights; thence with the margin of Ivy Drive, northeasterly 159.27 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southeasterly around said curve 32.12 foot to a point in the westerly margin of Moss Rose Drive; thence with the said margin of Moss Rose Drive 79.47 feet to a point, which is the northeast corner of property conveyed to J.H. Edwards, Jr. and wife, Elaine Edwards, by deed from J. Herman Fox and wife, Ruth Knott Fox, of record in Book 2649, page 595, Register's Office for Davidson County, Tennessee; thence South 41 deg. 20' West along Edwards' northerly line 180.8 feet to a point which is Edwards' northwest corner; thence North 35 deg. 10' West 124.3 feet to the point of beginning.

BEING the same property conveyed to KEITH BRANDON JONES and MARCELENE G. JONES, HUSBAND AND WIFE, by Warranty Deed from JOSEPH H. & MARGRETTE V. MOONEYHAN, of record in BOOK 9525, PAGE 503, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 73-1, PARCEL 230).

2. Plan of The Tune Lands and Moss Rose Heights, of record in Plat Book 974, page 1 and Plat Book 1835, page 103, said Register's Office.

3. Easement for sanitary sewer and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4197, page 364, said Register's Office.

4. Unrecorded easements for roads and utilities, if any.