Davidson County DEEDWARR
Recvd: 01/02/03 14:46 2pgs
Fees:13.00 Taxes:333.00
20030102-0000629

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Nancy D. Minchey<br>608 Emily Drive<br>Goodlettsville, TN 37072 | Same as New Owner | Map 18-08<br>Parcel 15 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LINDA P. MOSS and husband, J. MICHAEL MOSS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto NANCY D. MINCHEY, married, hereinafter referred to as the "GRANTEE", her 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, Tennessee, being Lot No. 3 on the Plan of Connell Estates, Section I, which plat appears of record in Plat Book 2900, page 15, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

BEING the same property conveyed to Linda P. Moss and husband, J. Michael Moss, by Quitclaim Deed from Linda P. Tyree Moss F/K/A Linda P. Tyree of record in Instrument No. 20021014-0126214, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 105 Isaac Drive, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Plat Book 2900, page 15, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Linda P. Moss
LINDA P. MOSS

J. MICHAEL MOSS

"GRANTEE"

Nancy D. Minchey
NANCY D. MINCHEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA P. MOSS and husband, J. MICHAEL MOSS, and NANCY D. MINCHEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of December, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Nancy D. Minchey
Affiant

Sworn to and subscribed before me, this the 30th day of December, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005