WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/03 14:41 2pgs
Fees:13.00 Taxes:462.50

20030103-0001379

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Paul J Mosca
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

477
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Mosca	CTX Mortgage Company	91-15-88
(NAME)	(NAME)	
34 Juniper Road	34 Juniper Road	
(ADDRESS)	(ADDRESS)	
Upton, Mass. 01568	Upton, MA 01568	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amanda V. Speed, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL J. MOSCA, AND WIFE, JUDITH MOSCA**, HEREINAFTER CALLED THE 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, Tennessee, being part of Block No. 14 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, being Parcel "C" on the unrecorded subdivision of part of said Block No. 14, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated April 18, 1953, as follows:

Beginning at an iron pin, the northeast corner of 54th Avenue North, formerly Richland Avenue, and Dakota Avenue; thence with the easterly margin of 54th Avenue North, northwardly 54 feet to an iron pin; thence eastwardly 120.5 feet to the westerly line of the property conveyed to K. A. Berry and wife, by deed from Tennessee Property Company, of record in Book 981, Page 294, said Register's Office; thence with said line, southwardly 54 feet to an iron pin on the northerly margin of Dakota Avenue, thence with said Avenue, westwardly 102.5 feet to the beginning.

Being the same property conveyed to Amanda V. Speed by Warranty Deed from Kathleen Rosemary of record in Book 11282, Page 852, said Register's Office

unimproved ☐

This is improved ☒ property, known as 230-B 54th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 17th day of December, 2002.

Amanda V. Speed

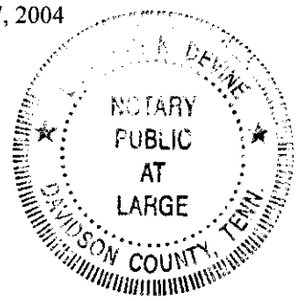
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda V. Speed 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 and official seal at Nashville, Tennessee this 17th day of December, 2002.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public