Davidson County DEEDWARR
Recvd: 01/06/03 12:13 2pgs
Fees:13.00 Taxes:362.60

20030106-0001826

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **December, 2002** by and between **Ronald G Mosby and Alice G. Mosby, Life Estate Res. to Alice G. Mosby** , herein after referred to as GRANTOR, and **Catherine Blank** , herein after referred to as 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No 9 on the plan of Eastland Acers, Section One, as of record in Book 2133, Page 103, Register's Office for said County. Said Lot 9fronts 99 feet on the northerly side of Barclay Drive and runs back 172 feet on the easterly line and 171.4 feet on the westerly line, to a dead line, measuring 99 feet thereon.

Being the same property conveyed to Ronald G. Mosby by Quitclaim Deed with Life Estate Remaining in Grantor from Alice G. Mosby recorded in Book 8158, Page 692 recorded July 23, 1990, Property is subject to life estate reserved to Alice G. Mosby in Register's Office for Davidson County, Tennessee

This is improved/unimproved property known as: 2305 Barclay Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ronald G. Mosby
Ronald G Mosby
Signature of Seller

Alice G. Mosby
Alice G. Mosby
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ronald G Mosby**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **12th** day of **December, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Alice G. Mosby**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **12th** day of **December, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Catherine Blank
2305 Barclay Drive, Nashville, TN 37206

Send Tax Statements to:
America's Wholesale Lender
750 Old Hickory Blvd, Ste 180
Brentwood, TN 37027

Map & Parcel 083-11-0 083.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF

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 **$98,000.00** 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 **12th** day of **December, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
22-1-118