BOX 15

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $379,900.00. Affiant Subscribed and sworn to before me, this 16th day of January, 2003. Notary Public My Commission Expires:

Address New Owner As Follows: James L. Mosby and wife, Susan B. Mosby 2601 Oakland Avenue Nashville, TN 37212	Send Tax Bills To: National Bank of Commerce P.O. Box 30046 Durham, NC 27702-3046	Map-Parcel Number: 117-04-080.00 24W 01580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN DOUGLAS COOK, JR., AND WIFE, IRIS VAN TURNHOUT COOK**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES L. MOSBY AND WIFE, SUSAN B. MOSBY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 60 feet of Lot No. 199 on the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennnessee.

Said part of Lot No. 199 fronts 60 feet on the westerly side of Oakland and runs back between parallel lines with the southerly margin of Sweetbrier Avenue, 175 feet to an alley.

Being the same property conveyed to Martin Douglas Cook, Jr., and wife, Iris Van Turnhout Cook by deed from Brenda Bass, unmarried, of record in Book 11336, page 703, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/23/03 16:08 3pgs
Fees:18.00 Taxes:1405.63
20030123-0009892

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Joint Driveway Easement Agreement of record in Book 8067, page 583, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 421, page 34, Register's Office for said County.

This is improved property known as 2601 Oakland Avenue, Nashville, TN 37212.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16 day of January, 2003.

Martin Douglas Cook, Jr.

Iris Van Turnhout Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTIN DOUGLAS COOK, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of January, 2003.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IRIS VAN TURNHOUT COOK**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of January, 2003.

Notary Public

My Commission Expires: 10/25/07