File #200310085

Davidson County DEEDWARR
Recvd: 03/10/03 11:23 2pgs
Fees:13.00 Taxes:475.45

20030310-0030973

DEBRA L. GENTRY 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 $ 128,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 26 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Moss and Kimberly Moss	Franklin American Mortgage	Map: 74-8
(NAME) 7008 Bonnamere Drive	(NAME) 501 Corporate Centre Drive	Parcel: 21
(ADDRESS) Hermitage TN 37076	(ADDRESS) Franklin, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, RAY ELROD AND WIFE, MARILYN ELROD, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JAMES MOSS AND WIFE, KIMBERLY MOSS, 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 all of Lot No. 810, on the Plan of Hermitage Hills, Section 7, as shown by plat appearing of record in Plat Book 3300, Pages 62, and 63, as amended of record in Book 5275, Page 444 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Secretary of Housing and Urban Development of Washington, D.C. by Substitute Trustee's Deed dated May 28, 202 and further conveyed to Ray Elrod and Marilyn Elrod by Special Warranty Deed from Mel Martinez, Secretary of Housing and Urban Development, dated October 9, 2003 of record in Instrument 20021025-0130712 said Register's Office.

This conveyance is subject to the following:
Any and all matters as shown on plat of record in Plat Book 3300, Pages 62, and 63, as amended in Book 5275, Page 444; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7008 Bonnamere Drive, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 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 our hands this 7th day of March, 2003.

Ray Elrod

Marilyn Elrod

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Ray Elrod and Marilyn Elrod who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of March, 2003.

Notary Public

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027