Davidson County DEEDWARR
Recvd: 03/12/03 12:56 3pgs
Fees:18.00 Taxes:444.00
20030312-0033093

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **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 $120,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2003. Notary Public My Commission Expires: 10-25-03

Address New Owner As Follows: Mullin Company 901 Yearling Way Nashville, TN 37221	Send Tax Bills To: Same	Map-Parcel Number: 157-08-0-A 032.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RENE PHILIP MORET AND WIFE, JANET CLARK MORET**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MULLIN COMPANY,** a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Middleton, a Residential Planned Unit Development, 3rd Revision, as of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rene Philip Moret and wife, Janet Clark Moret, by deed from Saeed Sassan, of record in Book 11541, page 610, Register's Office for Davidson County, Tennessee.

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, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Protective Covenants, Conditions and Restrictions for Middleton of record in Book 6522, page 212, as amended by instruments of record in Book 7119, page 345, Book 9816, page 844, and Book 10714, page 744, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2 Middleton Park Lane, Nashville, TN 37215.

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, its successors and assigns, forever; and we 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 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 Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of March, 2003.

Rene Philip Moret

Rene Philip Moret

By: Edward L. Newsham

Edward L. Newsham, attorney-in-fact

Janet Clark Moret

Janet Clark Moret

By: Edward L. Newsham

Edward L. Newsham, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD L. NEWSHAM**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact, of the maker, Rene Philip Moret, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of March, 2003.

Tamara W. Hegarty

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 10-25-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD L. NEWSHAM**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact, of the maker, Janet Clark Moret, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of March, 2003.

Notary Public

My Commission Expires: 10-25-03

