Davidson County DEEDWARR
Recvd: 05/19/03 10:34 2pgs
Fees:13.00 Taxes:429.20

20030519-0067769

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of May, 2003.

Notary Public

My Commission Expires: 1/31/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NITA LESTER

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Moseley
5325 Flagstone Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Drive, # 400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
176-020-026.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Jason King and wife, Mary Cook King** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert Moseley, married** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 196 of Peppertree Forest Subdivision, Section 15, as of record in Plat Book 7900, page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, said description is incorporated herein by reference the same as copied fully herein verbatim.

Being the same property conveyed to Robert Jason King and wife, Mary Cook King, by Warranty Deed from Forrest B. Smith and wife, Sandy Smith of record in Instrument No. 200006270063896, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 574, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7982, Page 736, Book 8294, Page 159, Book 8367, Page 501, Book 8491, Page 559, Book 8531, Page 496, Book 8678, , Book 509, Book 8678, Page 514, Book 8757, Page 607, Book 8911, Page 265, Book 9293, Page 86, Book 9455, Page 801, and Book 9664, Page 162, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5325 Flagstone Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 16th day of May, 2003.

Robert Jason King

Mary Cook King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Jason King and wife, Mary Cook King, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2003.

Notary Public

My Commission Expires: 11/24/05

08199-BP