WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#20718

Davidson County DEEDWARR
Recvd: 06/20/03 13:38 2pgs
Fees:13.00 Taxes:653.05

20030620-0085690

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,500.00

Heather E. Hardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY LARGE

My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather E. Hardt (NAME)	America's Wholesale Lender (NAME)	MAP 117-8
3013 Oakland Avenue (ADDRESS)	750 Old Hickory Boulevard, #180 (ADDRESS)	PARCEL 43
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, John Scott Moody and wife, Jennifer Ingram Moody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather E. Hardt, unmarried

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 Lot No. 7 on the changed plan of Lots 11-15 Belmont Terrace Annex No. 1, of record in Book 547, page 99, Register's Office, Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Oakland Avenue, extended and runs back 223 feet on the northerly line and 227 feet on the southerly line to a dead line measuring 41.66 feet thereon.

Being the same property conveyed to John Scott Moody and wife, Jennifer Ingram Moody by deed from Beat Zenerino and wife, Kimberly Gillis of record in Book 11480, page 737, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, page 99, said Register's Office.

Subject to driveway easement of record in Book 6982, page 434, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is unimproved ( ) improved (X) property, known as 3013 Oakland Avenue, Nashville, TN 37212
(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 we do 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 we do further covenant and bind ourselves, our 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 our hand s this 12th day of June, 2003

John Scott Moody

Jennifer Ingram Moody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Scott Moody and wife, Jennifer Ingram Moody

the bargainor s, 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 Nashville, Tennessee, this 26th day of June, 2003.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public