WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/03 14:13 2pgs
Fees:13.00 Taxes:370.00

20030702-0091654

STEVEN G. WATERS NOTARY PUBLIC AT LARGE My Commission Expires July 24, 2004 DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Jason E. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason E. Morgan	SunTrust Mortgage, Inc.	25-16-65
(NAME)	(NAME)	
408 Alta Loma Road	201 Fourth Ave N/7th Floor	GO 04401
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, Ruby F. Mosley, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason E. Morgan and wife, Jennifer C. Morgan, 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. 53 on the Plan of Goodlettsville Heights, Sec. IV, of record in Book 2133, page 43, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Alta Loma Drive at the corner of Lots No. 53 and 54; thence with the line between said lots, southeasterly 281 feet to a point; thence southwesterly 190 feet to the northeasterly margin of a 50 foot unnamed street; thence with the margin of the same, northwesterly 225 feet to the beginning of a curve; thence around said curve, northerly 43.07 feet to the margin of Alta Loma Road; thence with the margin of the same, northerly 103.9 feet to the point of beginning.

Being the same property conveyed to Fred W. Mosley and wife, Ruby F. Mosley by deed from John K. Edgington and wife, Mary Bell Edgington of record in Book 4182, page 542, Register's Office, Davidson County, Tennessee.
The said Fred W. Mosley having since died, leaving the said Ruby F. Mosley as the surviving tenant by the entirety.

Wanda S. Morgan executed this instrument on behalf of Ruby F. Mosley pursuant to a Power of Attorney of record in Instrument No. 20030702 0091653, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 408 Alta Loma Road, Goodlettsville, TN 37072
(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 my hand this 24th day of June, 2003.

Ruby F. Mosley
Ruby F. Mosley

By: Wanda S. Morgan Attorney in fact
Wanda S. Morgan, Attorney-in-fact

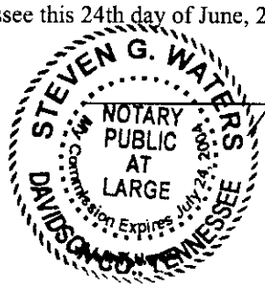
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda S. Morgan with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Ruby F. Mosley as her Attorney in Fact as the free act and deed of the within named Ruby F. Mosley.

Witness my hand and official seal at Goodlettsville, Tennessee this 24th day of June, 2003.

Commission expires:



Notary Public