Davidson County DEEDWARR
Recvd: 07/31/03 09:49 2pgs
Fees:13.00 Taxes:425.50

20030731-0108480

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Michael A. Gwinn 3813 Murphy Road Nashville, TN 37209	America's Wholesale Lender 750 Old Hickory Blvd. Brentwood, TN 37027	104-05-136.00

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, Linda M. Moody, unmarried, hereinafter called the Grantor, has bargained and sold, and by these resents do transfer and convey unto Michael A. Gwinn and ~~Robert D. Gwinn~~ _____, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot no. 12 on the Map of Richland Realty Company's Subdivision of Lots Nos. 328, 329, and 256, in the West Lawn Subdivision, as of record in Book 421, page 79, Register's Office, Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the Southerly side of Murphy Road or Minnesota Avenue and runs back 363 feet on the easterly line and 385.5 feet on the westerly line, to an alley, measuring 55 feet thereon.

Being the same property conveyed to Linda M. Moody, unmarried, by deed from Anna B. Reed, unmarried, of record in book 9631, page 815, said Register's Office.

9631

This is improved property known as: 2513 Natchez Trace, Nashville, TN 37212

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;

All matters appearing on the plan of record in Book 421, page 79, said Register's Office.

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. Whenever 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 28th day of July, 2003.

Linda M. Moody

S tate of Tennessee
County of _____

Before me, the undersigned, a notary in and for the state above, personally appeared the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of _____ as _____ attorney-in-fact, as the free act and deed of the within named _____.

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

My commission expires:

_____
NOTARY PUBLIC

_____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____, or other officer authorized to execute the instrument on the behalf of _____, the within named bargainor, a Corporation, and that ____ as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by ___self as _____. Dated _____ day of _____, 2003

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Linda M. Moody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained. Dated this 28th day of July < 2003

NOTARY PUBLIC

Leland L Coleman

My commission Expires:
7/6/05

LELAND L. COLEMAN JR
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

_____
Affiant

Subscribed and sworn to before me this 28th day of July, 2003.

Leland L Coleman
NOTARY PUBLIC

LELAND L. COLEMAN JR
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.