PREPARED BY (AND RETURN TO):

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W & I Ref: Title No: 45069

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/24/03 13:32 3pgs
Fees:18.00 Taxes:351.50

20031024-0157375

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack D. Miller 1318 4th Ave. Nashville, Tennessee 37206	Same

TAX MAP-PARCEL NUMBERS: 095-09-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $95,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane A. Moshell and Robert Edward Moshell, Jr.** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack D. Miller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of W. E. Quinn Jr. Subdivision of Lebanon Road, as of record in Book 1424, page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 150 feet on the northeasterly side of Quinn Circle and runs back between lines 231.05 feet on the southeasterly line and 226.3 feet on the northwesterly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Larry (also known as Lowry) T. Bright and Jane Ann Spivey as joint owners with rights of survivorship, by deed from Tom G. Coleman, Trustee, of record in Book 5283, page 295, Register's Office for Davidson County, Tennessee. Jane Ann Spivey subsequently married Robert Edward Lee Moshell, III on July 1, 1980 and adopted his surname. A copy of the Certificate of Marriage is attached as Exhibit "A" to instrument and incorporated herein by reference. The said Lowry T. Bright died on May 2, 2002 in Davidson County, Tennessee vesting full ownership in Jane Ann Spivey Moshell. A copy of his Death Certificate is attached as Exhibit "B" to instrument and incorporated herein by reference. By Quitclaim Deed of record in Doc. No. 20020612-0071627 said Register's Office, a joint tenants with rights of survivorship was created in Jane A. Moshell and (her son) Robert Edward Moshell. Robert Edward Moshell, Jr. and Robert Edward Moshell are one in the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 111, said Register's Office, which Plan shows a 50 foot minimum building setback line from Quinn Circle and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This instrument is executed on behalf of Robert Edward Moshell, Jr. by Jane Ann Bright Moshell as Attorney in Fact pursuant to a Power of Attorney being recorded in Instrument No. 683952 Register's Office for Baldwin County, state of Alabama and recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 103 Quinn Circle, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13TH day of September, 2003.

Jane A. Moshell

Robert Edward Moshell, Jr. by Jane A. Moshell, Atty-In-Fact

State of ALABAMA
County of ~~Baldwin~~ Mobile

On this 13TH day of September, 2003, before me the undersigned authority, personally appeared Jane A. Moshell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Notary Public, Alabama, State At Large My Commission Expires May 2, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $95,000.00

Affiant

Sworn and subscribed before me this 12th day of September, 2003

My Commission Expires: _____

Notary Public

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

State of Alabama
County of ~~Baldwin~~ Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jane Ann Bright Meshell** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Robert Edward Meshell, Jr. as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2003

Notary Public

My Commission Expires: Notary Public, Alabama, State At Large My Commission Expires May 2, 2004