Davidson County DEEDWARR
Recvd: 11/17/03 15:13 2pgs
Fees:13.00 Taxes:888.00
20031117-0167540

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00. *Affiant* Subscribed and sworn to me on November 13, 2003. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19753SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rochford Realty & Construction Co., Inc. 2200 Abbott Martin Road Nashville, TN 37215	SAME	117-14-21

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia Moss, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rochford Realty & Construction and Co., Inc., a Tennessee corporation, hereinafter called **"GRANTEES,"** its successors, assigns or representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the southerly 75 feet of Block "C" on the Plan of Hillsboro Views Development Company's Subdivision, of record in Book 974,pages 64 and 65, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Patricia Moss by deed from Lucille W. Bates, unmarried, dated October 28, 1985 of record in Book 6694, page 926, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 974, page 64 & 65, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as 3810 Bedford Avenue, Nashville, TN 37215.

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, its successors, assigns or representatives, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns or representatives, 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 hands on October 9, 2003.

Patricia Moss

Patricia Moss

STATE OF NORTH CAROLINA)
COUNTY/COMMONWEALTH OF GILFORD)

On October 9, 2003, before me personally appeared Patricia Moss to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on October 9, 2003.

Amber R Dixon

NOTARY PUBLIC

My Commission Expires: 12/25/07