RETURN TO:
Cumberland Title Company
216 Centerview Dr. Suite 139
Brentwood, TN 37027

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Nathan B. Mosakowski
Mary J. Mosakowski
1108 Deerhurst Ct.
Nashville, TN 37221

SEND TAX BILL:

NATIONAL BANK OF COMMERCE
PO BOX 30046
DURHAM, NC 27702-3046

MORTGAGEE:
National Bank of Commerce

MAP AND PARCEL:
MAP 155-8-C
PARCEL 145 CO

Davidson County DEEDWARR
Recvd: 01/20/04 15:17 2pgs
Fees:13.00 Taxes:706.70
20040120-0007578

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **L. Grant Evans**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Nathan B. Mosakowski and wife, Mary J. Mosakowski**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Poplar Creek Estates, Phase 2, as of record in Plat Book 6900, pages 339 - 347, amended in Plat Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to L. Grant Evans by deed from Carolyn S. Northup, unmarried, of record in Instrument No. 20020627-0077905, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Linda K. Evans joins in the execution of this instrument to convey her interest in the property as spouse of L. Grant Evans.

This is improved property known as 1108 Deerhurst Ct., Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of January, 2004.

L. Grant Evans

Linda K. Evans

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned, of the state and county aforesaid, personally appeared L. Grant Evans and wife, Linda K. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16 day of January, 2004.

Notary Public

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $191,000.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 2.8.07

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE