Davidson County DEEDWARR
Recvd: 04/22/04 15:47 2pgs
Fees:13.00 Taxes:555.00

20040422-0045980

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN02161

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,000.00

Lisa M. Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of April, 2004

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa M. Randolph	**America's Wholesale Lender**	
8485 Old Charlotte Pike	**7105 Corporate Dr., PTXA195**	**112-00-0 015.00**
Nashville, TN 37209	**Plano, TX 75024**	

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, WE,

Willie Elmer Moss, Jr. and wife, Joyce Stephens Moss

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa M. Randolph, unmarried

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 the 9th, formerly the 14th Civil District of Davidson County, Tennessee, being Tract No. 16 in Travis & Lewis Land Company's Subdivision of Small Farms, not of record, and described according to a copy of a survey made by John M. Sullivan, Engineer, dated May 11, 1957.

Beginning at an iron pin in the south margin of Old Charlotte Pike at the intersection of East Manning Hollow Road and Old Charlotte Pike; thence with the curve of said intersection, having a radius of 41.4 feet, southeasterly 60.8 feet to an iron pin in the westerly margin of East Manning Hollow Road; thence with the westerly margin of said Road southeasterly 807.35 feet to an iron pin, the southeasterly corner of said Tract No. 16 and the northeasterly corner of tract No. 17; thence with the line between tract No. 16 and tract No. 17 west 377.5 feet to an iron pin the southwesterly corner of said tract No. 16; thence north 4 degrees east 823.6 feet to an iron pin in the southerly margin of Old Charlotte Pike, the northwest corner of tract No. 16; thence with the southerly margin of Old Charlotte Pike, easterly 134.4 feet to the point of beginning, containing 4.2 acres, more or less.

Being the same property conveyed to Willie Elmer Moss, Jr. and wife, Joyce Stephens Moss, by Warranty Deed from Kenneth R. Wayman and wife, Marjorie June Lavender Wayman, dated January 19, 1967 and recorded January 20, 1967 in Book 4094, page 900, Register's Office for Davidson County, Tennessee. The said Joyce Stephens Moss is also known as Joyce M. Moss.

Unimproved ( )
This is improved (X) property known as **8485 Old Charlotte Pike, Nashville, TN 37209**
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 our hands this 15th day of April, 2004.

Willie Elmer Moss, Jr.
Willie Elmer Moss, Jr.

Joyce Stephens Moss
Joyce Stephens Moss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Elmer Moss, Jr. and wife, Joyce Stephens Moss the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of April, 2004.

Commission Expires:_____ _____
Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____ _____
Notary Public