188
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/04 15:15 2pgs
Fees:13.00 Taxes:597.55

20040618-0072680

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$161,500.00.**

Affiant

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

Notary Public
My Commission expires: (Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jesse Emmett Dozier III	Chase Manhattan Mortgage Corporation	073-10-0-015.00
3728 Moss Rose Drive	1901 Roxborough Road	
Nashville, TN 37216	Charlotte, NC 28211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mason B. Waters and wife, Jodi L. Waters**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jesse Emmett Dozier, III, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 71 on the plan of Moss Rose Estates, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mason B. Waters and wife, Jodi L. Waters, by deed from Charles M. Wright and wife, Judy M. Wright, on August 6, 2002, of record in Instrument Number 20020808-0095559, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 4860, page 112, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5039, page 359; and Book 5138, page 645; and Book 5311, page 345; and Book 5910, page 336, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3728 Moss Rose Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 16, 2004.

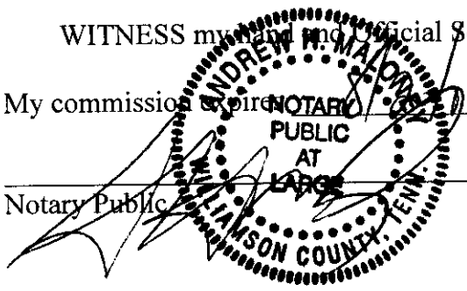
Mason B. Waters

Jodi L. Waters

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mason B. Waters and wife, Jodi L. Waters** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 16, 2004



My commission expires 6/25/06

Notary Public