4/0-A

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

Davidson County DEEDWARR
Recvd: 07/15/04 15:54 2pgs
Fees:13.00 Taxes:699.30
20040715-0084918

**ADDRESS NEW OWNER:**

Anne Miller Moore
3843 Whitland Avenue
Nashville, TN 37205

**SEND TAX BILL:**

New Owner

**MAP AND PARCEL:**
Map 103-16F
Parcel 8

# 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, **Gabriel A. Briggs and wife, Shawn S. Briggs**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Anne Miller Moore**, ("Grantee"), her 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 Unit No. H on the Plan of Wilson Place of record in Plat Book 6200, page 3, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wilson Place, a horizontal property regime established by Master Deed of record in Book 6268, page 296, said Register's Office.
>
> Being the same property conveyed to Gabriel A. Briggs and wife, Shawn S. Briggs, by quitclaim deed from David P. Briggs of record in Instrument No. 20011106-0121328, 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.

This is improved property known as 3843 Whitland Avenue, Nashville, TN 37205.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her 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, her 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 its hand this 14th day of July, 2004.

Gabriel A. Briggs

Shawn S. Briggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gabriel A. Briggs and Shawn S. Briggs, 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 14th day of July, 2004.

Notary Public

My Commission Expires: 9-30-06

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $189,000.00.

Anne Miller Moore
**AFFIANT**

Subscribed and sworn to before me
this 14th day of July, 2004.

**NOTARY PUBLIC**

My Commission Expires: 9-30-06

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