This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-569058**

Davidson County DEEDWARR
Recvd: 08/03/04 16:11 3pgs
Fees:18.00 Taxes:919.45
20040803-0093109

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of July, 2004**, by and between **Christine Stenson**, parties of the first part, and **Lutitia Moss**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 6, ON THE MAP OF C. B. KELLEY'S SUBDIVISION OF THE SOUTH PART OF LOT NUMBERS 29, 30 AND 31, BATTLEFIELD ESTATES, SECTION NUMBER 1, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY Z. J. WILKINSON, SURVEYOR, DATED AUGUST 04, 1941, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CLAYTON AVENUE, THE COMMON CORNER OF LOT NUMBERS 6 AND 7, WHICH POINT IS 375 FEET EAST OF THE EASTERLY MARGIN OF CRAIG AVENUE; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 175 FEET TO A POINT; THENCE EASTERLY 75 FEET TO A POINT, THE COMMON CORNER OF LOT NUMBERS 5 AND 6; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 175 FEET TO THE NORTHERLY MARGIN OF CLAYTON AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 75 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed by Mark Deutschmann and Paul McRedmond to Christine Stenson, an unmarried person, by deed dated March 15, 1999 in Book 11387, Page 556, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **118-05-0 173.00**

569058

X Improved OR
Unimproved property located at: **842 Clayton Avenue, Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Christine Stenson

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christine Stenson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of July, 2004.**

Notary Public

My Commission Expires: 5-27-07

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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Owner's Name: **Lutitia Moss**

and Address: **842 Clayton Avenue**
Nashville, TN 37204

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Owner
842 Clayton Ave
Nashville TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$248,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lutitia G. Moss
Affiant

Subscribed and sworn to before me this **Thirtieth day of July, 2004.**

Sharon L. Riney
Notary Public

My Commission Expires: 5-27-07

