THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **123,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004. Notary Public MY COMMISSION EXPIRES: 5/24/05 (AFFIX SEAL) SHIRLEY A. BEEBLE NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Evans	New Owner	142-2-B
1304 Cadogan Way		5
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Tina Sampson Moffat, now known as Tina L. Sampson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Evans and wife, Andrea Evans**

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 Davidson County, Tennessee, being Lot No. 58 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92-94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Gordon Moffat, Jr. and wife, Tina Sampson Moffat, by warranty deed from Howard Baker Goodman and wife, Cathy Compton Goodman of record in Book 11243, page 49, and by Quitclaim Deed from Charles Gordon Moffat, Jr. to Tina Sampson Moffat of record as Instrument No. 20031210-0176991, said Register's Office. The said Tina Sampson Moffat is now known as Tina L. Sampson.

This instrument is being executed on behalf of Tina Sampson Moffat, now known as Tina L. Sampson, pursuant to a Power of Attorney executed by same on the 20th day of September, 2004, of record as Instrument No 20041004-0119318, said Register's Office.

THIS CONVEYANCE IS 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.

This is **(X)** IMPROVED property known as **1304 Cadogan Way, Antioch, TN 37013.**

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 my hand this 30th day of September, 2004.

Tina L Sampson by C Gordon Moffat, Atty-In-Fact

Tina Sampson Moffat, now known as Tina L Sampson
By: C. Gordon Moffat, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 10/04/04 15:07 2pgs
Fees:13.00 Taxes:455.10

20041004-0119319

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **C. Gordon Moffat**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Tina Sampson Moffat, now known as Tina L. Samson**, as her Attorney in Fact, as the free act and deed of the within named **Tina Sampson Moffat, now known as Tina L. Samson**.

Witness my hand and official seal this the 30th day of September, 2004 .

My Commission expires May 24 2008 _____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE