This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040512

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Darrin D. Wilson
P.O.Box 58092
Nashville TN 37205

Davidson County DEEDWARR
Recvd: 10/29/04 12:47 3pgs
Fees:18.00 Taxes:336.70
20041029-0130100

New Owner is:
1140 Shelton Avenue
Nashville, TN 37216

MAP: 72-03
PARCEL: 351.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Martin E. Mosley and Robert E. Mosley, Jr., as Co-Executors of the Estate of Minnie Moseley Edwards** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Darrin D. Wilson, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 57 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 57 fronts 50 feet on the southerly margin of Shelton Avenue and extends back 204.5 feet on the westerly line and 202.55 feet, more or less on the easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to W. B. Edwards and wife, Minnie Mosely Edwards by Installment Deed from A. K. Head and wife, Helen E. Head dated March 20, 1926, recorded March 24, 1926, in Book 691, page 111, Register's Office for Davidson County, Tennessee.

Minnie Moseley Edwards died as a widow on July 28, 2004 authorizing Co-Executors Martin E. Mosley and Robert E. Mosley, Jr. to sell and execute all Deeds per Last Will and Testament, Probate Number 04P1421, August 30, 2004.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of October, 2004.

GRANTOR:

Martin E. Moseley, as Co-Executors of the Estate of Minnie Moseley Edwards

Robert E. Moseley, Jr., as Co-Executors of the Estate of Minnie Moseley Edwards

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Martin E. Mosley and Robert E. Mosley, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of October, 2004.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Affiant

SWORN TO and subscribed before me this 21st day of October, 2004.

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008