Davidson County DEEDWARR
Recvd: 12/14/04 10:05 3pgs
Fees:18.00 Taxes:555.00
20041214-0148308

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Charasma K. Moseley 4012 Ridgemont Drive Nashville, TN 37207	same	041 10 0 006.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael W. O'Neill, a married man, and Eric Crafton, a married man**, hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **Charasma K. Moseley, a married woman,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Lot No. 478 on the Plan of Bellshire Estates, Section B, as shown on plat of record in Plat Book 2331, page 128, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.
>
> Being the same property conveyed to Michael W. O'Neill and Eric Crafton by deed from Centex Home Equity Company, LLC of record in Instrument No. 20040310-0027755 and re-recorded in Instrument No. 20040421-0044915, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantors.

Subject to the following restrictions and conditions:

1. 2004 property taxes are being prorated and paid at closing.
2. Restrictive Covenants of record in Book 2294, page 346, said Register's Office.
3. All matters appearing on the Plan of record in Plat Book 2331, page 128, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

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o'neill & crafton-moseley.wd

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.

This improved property is known as: 4012 Ridgemont Drive, Nashville, TN 37207.

WITNESS OUR HANDS this 8th day of December, 2004, in Franklin, Tennessee.

MICHAEL W. O'NEILL

ERIC CRAFTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael O'Neill, 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 for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 8th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 8/31/08

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Eric Crafton, 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 for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 8th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 8/31/08

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 8th day of December, 2004, in Nash, Tennessee.

NOTARY PUBLIC

My Commission Expires: 8/31/08

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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