Davidson County DEEDWARR
Recvd: 05/02/05 15:16 2 pgs
Fees:13.00 Taxes:621.60

20050502-0048685

40-A

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

ADDRESS NEW OWNER:

Donna S. Yancey
William H. Yancey
206 Sloan Road
Nashville, TN 37209

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 103-8; GROUP B
PARCEL 206 CO

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, **Kathy S. Moss, f/k/a Kathy L. Simmons, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Donna S. Yancey and wife, William H. Yancey**, ("Grantee"), their 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. 206, Building "A" , together with the appurtenant interest in the common elements of the Parklane Condominiums Phase III, a horizontal property regime established by Master Deed of record in Book 7486, page 75, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.
>
> Being the same property conveyed to Kathy L. Simmons, unmarried, by deed from Beverly B. Owens, of record in Book 11537, page 302, Register's Office for Davidson County, Tennessee. The said Kathy L. Simmons is now known as Kathy S. Moss.
>
> Robert Henry Moss joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Kathy S. Moss.
>
> 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 206 Sloan Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is 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 herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their 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 29th day of April, 2005.

Kathy S. Moss

Kathy S. Moss

Henry

Robert H. Moss

Robert Henry Moss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Kathy S. Moss and Robert Henry Moss, 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 29th day of April, 2005.

Catherine H. Gwyn

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $168,000.00.

L R Hall

AFFIANT

Subscribed and sworn to before me
this 29th day of April, 2005.

Catherine H. Gwyn

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009