Davidson County DEEDWARR
Recvd: 05/03/05 10:55 2 pgs
Fees:13.00 Taxes:547.60

20050503-0049117

WARRANTY DEED

B-AMB-05-230

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Patricia Stewart
Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN OLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Patricia Stewart	Amsouth Bank	
230B 54th Avenue North	(NAME) 2050 Parkway Office Circle	091-15 88.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL J. MOSCA AND JUDITH MOSCA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA STEWART, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK NO. 14 ON THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING PARCEL "C" ON THE UNRECORDED SUBDIVISION OF PART OF SAID BLOCK NO. 14, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W. C. LAMBERT, SURVEYOR, DATED APRIL 18, 1953, AS FOLLOWS:

BEGINNING AT AN IRON PIN, THE NORTHEAST CORNER OF 54TH AVENUE NORTH, FORMERLY RICHLAND AVENUE, AND DAKOTA AVENUE; THENCE WITH THE EASTERLY MARGIN OF 54TH AVENUE NORTH, NORTHWARDLY 54 FEET TO AN IRON PIN; THENCE EASTWARDLY 120.5 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO K. A. BERRY AND WIFE, BY DEED FROM TENNESSEE PROPERTY COMPANY, OF RECORD IN BOOK 981, PAGE 294, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE, SOUTHWARDLY 54 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF DAKOTA AVENUE, THENCE WITH SAID AVENUE, WESTWARDLY 102
.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAUL J. MOSCA, AND WIFE, JUDITH MOSCA BY WARRANTY DEED FROM AMANDA V. SPEED, A SINGLE PERSON, RECORDED THE 3RD DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030103-0001379, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 230B 54th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of April, 2005.

Paul J. Mosca by Lysa Wahl, Attorney-In-Fact

Paul J. Mosca by Lysa Wahl, Attorney-In-Fact

Judith Mosca by Lysa Wahl, Attorney-In-Fact

Judith Mosca by Lysa Wahl, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lysa Wahl, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Paul J. Mosca and Judith Mosca and acknowledged that he/she executed the same as the free act and deed of the said Paul J. Mosca and Judith Mosca.

Witness my hand and official seal at
Nashville, Tennessee
on this the 25th day of April, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903