File BNK

Davidson County DEEDWARR
Recvd: 05/03/05 14:07 2 pgs
Fees:13.00 Taxes:913.90

20050503-0049317

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $247,000.00

Jennifer Hanchey
Affiant

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

Debra Mann
Notary Public
My commission expires:

02-0504-43814

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan R. Moss 5220 Beech Ridge Road Nashville TN 37221	New Owner	155-15-0-A-100.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clay T. Myers IV and wife, Tracey K. Myers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan R. Moss and wife, Allison P. Moss, hereinafter called the Grantees, their successors 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. 100 on the Plan of Stonemeade, Section II, of record in Plat Book 7900, Page 525, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Clay T. Myers IV and wife, Tracey K. Myers by deed dated 12/30/94 of record in Book 9563, Page 244, as re-recorded in Book 9580, Page 232, Register's Office for Davidson County, Tennessee.
>
> Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5220 Beech Ridge Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of April, 2005.

Clay T. Myers IV

Tracey K. Myers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clay T. Myers IV and Tracey K. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of April, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/20/08

AMY LEATHERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY