Box 44 CL

Davidson County DEEDWARR
Recvd: 05/16/05 13:44 2 pg
Fees:13.00 Taxes:1720.50

20050516-0054956

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Scott Moskovitz and Cindy Moskovitz 4501 Beacon Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 130-11-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REED W. COLLEY AND WIFE, CATHERINE A. COLLEY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SCOTT MOSKOVITZ AND WIFE, CINDY MOSKOVITZ**, hereinafter called the Grantees, their heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, Block "S", Tyne Meade, Section IV, as of record in Plat Book 1424, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reed W. Colley and wife, Catherine A. Colley by deed from Grace Lee Murphy and Dona Aldridge, both unmarried, of record as Instrument No. 20021216-0154717, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 1424, page 25, Register's Office for Davidson County, Tennessee.

3. Dedication of Driveway Easement of record in Book 7465, page 482, Register's Office for Davidson County, Tennessee.

This is improved property known as 4501 Beacon Drive, Nashville, TN 37215.

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 and assigns, forever; and we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 13th day of May, 2005.

REED W. COLLEY

CATHERINE A. COLLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , **REED W. COLLEY AND WIFE, CATHERINE A. COLLEY**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of May, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007