PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 46360

Dav. Co. File: Box 8

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e-mail: kandace@lenderstitleescrow.com

Davidson County DEEDWARR
Recvd: 06/06/05 12:14 2 pgs
Fees:13.00 Taxes:671.18
20050606-0064092

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Moore Paige Moore 508 Trace Creek Drive Nashville, Tennessee 37221	Sunstrust Mortgage 201 4th Ave North 7th Fl Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 156-10-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$181,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Kurt Moss and spouse, Janie S. Moss**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Moore and spouse, Paige Moore** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Harpeth River Estates, Section 1, of record in Book 4460, page 188, said Register's Office.

Said Lot No. 7 fronts 156.25 feet on the northeasterly side of Trace Creek Drive which extends around a curve in a southeasterly direction 37.63 feet, and fronts a total of 208.59 feet on the northwesterly side of Trace Creek Court and 214.08 feet on the northwesterly line and 207.4 feet on the northeasterly line.

Being the same property conveyed to Timothy Kurt Moss and wife, Janie S. Moss by deed from Richard H. Wood, Jr., and wife, Sandra H. Wood of record in Book 8964, page 762, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460 Page 188, said Register's Office, a 10 foot easement for public utility and drainage purposes along the northwesterly line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the westerly corner of said lot.

This instrument is executed on behalf of Timothy Kurt Moss by Janie S. Moss as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 508 Trace Creek Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2005 .

By: Janie S. Moss
Atty-in-Fact

Timothy Kurt Moss By:Janie S. Moss, Atty-in-Fact

Janie S. Moss

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2005 , before me the undersigned authority, personally appeared **Janie S. Moss** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $181,400.00

Affiant

Sworn and subscribed before me this 31st day of May, 2005

My Commission Expires: 6/20/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.