This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 06/22/05 09:34 2 pg:
Fees:13.00 Taxes:1380.10
20050622-0071391

ADDRESS NEW OWNER:
Steve Zuckerman and Tonya Zuckerman
202 Montchanin Road
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 64-1
PARCEL 30.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James E. Moss Sr. and wife, Linda S. Moss hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steve Zuckerman and wife, Tonya Zuckerman, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 198, Resubdivision of Lot 55, on the Plan of Brandywine Farms, Section 1, and of Lot 198, Brandywine Farms, Section 9, of record in Plat Book 7900, Page 330, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Moss, Sr. and wife,Linda S. Moss , by deed from Bank of America, N. A. of record in INST: 20030515-0066624, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3816, Page 544 and Book 8322, Page 852, and such easements and setback lines of record in Plat Book 7900, Page 330, said Register's Office. Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 202 Montchanin Road, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steve Zuckerman and wife, Tonya Zuckerman, their heirs and assigns, forever; and we, James E. Moss Sr. and wife, Linda S. Moss do 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 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 Grantees, their heirs 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 our hands this the 15th day of June, 2005.

James E. Moss Sr.

Linda S. Moss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James E. Moss Sr. and wife, Linda S. Moss the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 373,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of June, 2005.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.