STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: 03.27.2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/14/05 10:44 2 pg
Fees:13.00 Taxes:603.10
20050714-0081693

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jeffrey I. Parsons	Same	062-13-0
4111 Moss Ross Drive	Same	GROUP
Nashville, Tennessee 32716	Same	PARCEL 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Sixty Three Thousand Dollars and Zero Cents ($163,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Risley P. Lawrence, Jr., married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey I. Parsons, _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the East 200.0 feet of Lot No. 20 on the Geo. I. Waddey's Subdivision of the W.N. Morgan 18.25 acre tract of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot fronts 100.0 feet on the West side of Moss Rose Drive and extends back between parallel lines 200.0 feet to a dead line.

BEING the same property conveyed to Risley P. Lawrence, Jr. by deed dated October 28, 2004, from Priority Trustee Services, of TN, L.L.C., as Substitute Trustee, of record as Instrument No. 20041117-0137821 in the Register's Office for Davidson County, Tennessee.

SUSAN L. TOLMIE, spouse of Risley P. Lawrence, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 4111 Moss Rose Drive, Nashville, Tennessee 37216

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 8th day of July, 2005.

Susan L. Tolmie

Susan L. Tolmie

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

Risley P. Lawrence Jr

Risley P. Lawrence, Jr.

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, 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 Risley P. Lawrence, Jr. and Susan L. Tolmie, and acknowledged that he executed the same as the free act and deed of the said Risley P. Lawrence, Jr. and Susan L. Tolmie.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2005.

Jason Chaffin

Notary Public

My Commission expires: 03.22.2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE