File Box Y

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Scott Marshall
330 Timberdale Ct.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Wells Fargo Bank, N.A.
11301 Carmel Commons Blvd., #309
Charlotte, NC 28226

MORTGAGEE:
Wells Fargo Bank, N.A. #708
ISAOA ATIMA
PO Box 5708
Springfield, OH 45501

MAP 147-6
GROUP
PARCEL 157

Davidson County DEEDWARR
Recvd: 07/20/05 13:32 2 pgs
Fees:13.00 Taxes:664.15
20050720-0084408

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 and sufficiency of which are hereby acknowledged, **Clinton L. Moseley, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Scott Marshall and wife, Helen Marshall**, 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:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section Two, Caldwell Country Estates, of record in Plat Book 2663, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Clinton L. Moseley, unmarried by deed from Angela F. Fitzmorris, married and Deborah J. Massengill, married, as joint tenants with right of survivorship of record in Instrument No. 20041005-0119772, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2907, page 93, Book 2921, page 87, as amended in Book 3096, page 10.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **330 Timberdale Ct., Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **18th** day of **July, 2005.**

Clinton L. Moseley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clinton L. Moseley, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $179,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day
of July, 2005.

NOTARY PUBLIC

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06