Davidson County DEEDWARR
Recvd: 08/02/05 16:03 3 pgs
Fees:18.00 Taxes:1258.00

20050802-0090547

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
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 $340,000.00.

Jimmy Ronald Moss
Affiant

Subscribed and sworn to before me, this 1st day of August, 2005.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jimmy Ronald Moss and wife, Lori Jane Moss 1189 Old Shiloh Road Millersville, TN 37072	SAME	025-04-099.00 GO 01280

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, **WALLENE HUTCHERSON**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JIMMY RONALD MOSS AND WIFE, LORI JANE MOSS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of Lot Nos. 1 and 2 on the unrecorded Map of J. W. Harris, Clark Home Place, being Lot No. 6 on a survey made by Z. J. Wilkinson, Surveyor, October 22, 1954, and December 12, 1955, as follows:

Beginning on the westerly margin of Dickerson Pike at the northeast corner of the property conveyed to Pan-Am Southern Corporation, by deed from Jesse J. Jones, et al, of record in Book 2438, page 411, Register's Office for Davidson County, Tennessee; thence with said Dickerson Pike, North 3 deg. 51 min. West 96.5 feet to the southeast corner of Lot No. 7 on said survey; thence with the line between Lot Nos. 6 and 7, South 87 deg. 45 min. West 370.4 feet to an iron pin; thence South 43 deg. West 135.45 feet, more or less, to the northerly margin of a 12 foot private drive; thence with the same, North 88 deg. 48 min. East 318 feet, more or less, to the northwest

corner of said Pan-Am property; thence with said Pan-Am northern boundary line, North 86 deg. 31 min. East 150 feet to the beginning.

Being the same property conveyed to Wallene Hutcherson by deed from Jenifer Hutcherson, unmarried, of record in Book 7381, page 446, 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 and City of Goodlettsville 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 Grantor from liability and loss therefrom.

2. A 20 foot easement for sanitary sewers granted to the City of Goodlettsville, Tennessee, by deed of record in Book 4632, page 890, Register's Office for Davidson County, Tennessee.

3. Easement for water line along southerly portion of Lot 6 granted Jesse J. Jones by two deeds from Margaret Craig Swift and husband, of record in Book 2535, pages 511 and 513, Register's Office for Davidson County, Tennessee, as shown on survey made by Z. J. Wilkinson, October 22, 1954, and December 12, 1955.

4. Such matters as a survey of the premises would disclose.

5. The Leases encumbering the property. By acceptance hereof Grantees agree to perform all obligations of Seller under the Leases from and after the date hereof and to indemnify and hold Seller harmless from liability and loss therefrom. Rents shall be prorated outside of closing.

This is improved property known as 213 Dickerson Pike, Goodlettsville, TN 37072.

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 I covenant with the said Grantees 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 further covenant and bind myself, my 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 my hand this 1st day of August, 2005.

Wallene Hutcherson

Wallene Hutcherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALLENE HUTCHERSON**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007