Box 44CL

Davidson County DEEDWARR
Recvd: 08/08/05 09:57 2 pgs
Fees:13.00 Taxes:1735.30

20050808-0093017

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **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 $469,000.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2005. Notary Public My Commission Expires: 5/31/2007

GEORGE V. CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Marissa Moses 4306 Harding Place Nashville, TN 37205	SunTrust Mortgage, Inc. 201 Fourth Ave N, 7th FL Nashville, TN 37219	130-7-42

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY WAYNE SCHMITT, JR. AND WIFE, MARTIN RUSSELL SCHMITT, FORMERLY KNOWN AS MARTIN RUSSELL MCFARLAND**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARISSA MOSES, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 200 feet of Lot No. 191 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown as Lot No. 191-B on the Map of a Resubdivision of Parts of Royal Oaks, as of record in Book 974, pages 4 and 5, said Register's Office.

Said Lot No. 191-B fronts 100 feet on the northerly side of Harding Place and runs back between lines, 260 feet on the easterly line and 256.6 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Timothy Wayne Schmitt, Jr., an unmarried person and Martin Russell McFarland, an unmarried person by deed from John Terrance King and wife, Victoria King, of record as Instrument No. 20040702-0079490, 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 City of Belle Meade and Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, pages 102 and 103 and in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 4306 Harding Place, Nashville, TN 37205.

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, her heirs and assigns, forever; and we covenant with the said Grantee that we are 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 we further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 5th day of August, 2005.

Timothy Wayne Schmitt Jr.
TIMOTHY WAYNE SCHMITT, JR.

Martin Russell Schmitt
MARTIN RUSSELL SCHMITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY WAYNE SCHMITT, JR. AND MARTIN RUSSELL SCHMITT**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of August, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.