THIS INSTRUMENT PREPARED BY:
Christopher L. Kelly
Brogdon, Creasy, Kelly & Sanders, PLLC
Attorney at Law
230 North Main Street
Dickson, Tennessee 37055
(615) 441-0001

Davidson County DEEDWARR
Recvd: 08/31/05 10:58 2 pgs
Fees:13.00 Taxes:277.50

20050831-0104182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY-FIVE THOUSAND, AND 00/100 ($75,000.00) DOLLARS, the receipt of which is hereby acknowledged, I, **EVA M. MOBLEY, a single person, ("Grantor")** have bargained and sold, and by these presents do transfer, convey and warrant unto **BARBARA A. MOORE, a married person, ("Grantee")** her heirs and assigns, certain land in Davidson County, Tennessee, as follows:

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 486 on the Plan of Bordeaux Hills, Section Five, as of record in Book 3500, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 486 fronts 55.0 feet on the northwesterly side of County Hospital Road, and runs back between lines 167.2 feet on the southwesterly line and 112.1 feet on the northeasterly line to a line in the rear on which it measures 78.14 feet.

Being the same property conveyed to Artie A. Mobley and wife, Eva M. Mobley, by deed from Joseph Franklin Greer, Jr. and Linda G. Davie, being all the heirs-at-law of Gladys Greer, deceased, dated August 16, 2002 of record in Instrument # 20020819-0099826; see Affidavit of Heirship, dated August 16th, 2002 of record in Instrument # 2020819-0099824, in the Register's Office for Davidson County, Tennessee. Being the same property which vested solely in Eva M. Mobley pursuant to a final decree of divorce of record in Instrument # 20050825-0102017, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 3500, Page 114, in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3805, Page 783, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantee, her heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantee, **BARBARA A. MOORE,** her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument this 25th day of August, 2005.

Eva M. Mobley
EVA M. MOBLEY

08/25/2005 16:02 16154413607 BROGDON CREASY KELLY PAGE 01/02

STATE OF TENNESSEE

COUNTY OF Cheatham

On this 25th day of August, 2005, before me personally appeared **EVA M. MOBLEY,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 25th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 2/20/2007

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

****

STATE OF TENNESSEE

COUNTY OF Davidson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 25 day of August, 2005.

NOTARY PUBLIC

My commission Expires: 9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

****

THIS IS IMPROVED PROPERTY KNOWN AS:
1479 County Hospital Road
Nashville, TN. 37218

MAP - 080 GROUP -08 PARCEL - 408.00

ADDRESS OF NEW OWNER:
Barbara A. Moore
1479 County Hospital Road
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

08/25/2005 16:02 16154413607 BRODGDON CREASY KELLY PAGE 02/02