03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/10/05 13:49 2 pgs
Fees:13.00 Taxes:728.90
20051010-0122208

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2005.

Notary Public
My commission expires: ~~02/22/09~~ 11/22/08

03-0509-33102

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David F. O'Hara	Countrywide Home Loans	114-14-0-A-074.00CO
221 Deer Pointe	PO Box 660694	
Nashville TN 37221	Dallas, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patrick E. Moss and Nicole A. Maclaren-Toussaint, now known as Nicole A. Moss, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David F. O'Hara and wife, Barbara C. Adas-O'Hara, hereinafter called the Grantees, their successors 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. 74, on the Plan of Section 1, Woodland Forest (erroneously spelled Forrest in prior deed of record), of record in Book 6900, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. Moss and Nicole A. Maclaren-Toussaint, both unmarried, by deed from Robert Stewart Young and wife, Debra Ann Young, dated June 15, 1998, of record in Book 10984, Page 247, Register's Office for Davidson County, Tennessee. Patrick E. Moss and Nicole A. Maclaren-Toussaint having since married.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 221 Deer Pointe, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 3rd day of October, 2005.

Patrick E. Moss

Nicole A. Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick E. Moss and Nicole A. Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of October, 2005.

~~Diane K. Mann~~ DEBORAH K. DEVINE
State of Tennessee at Large

My Commission expires ~~02/22/09~~
11/22/08

