WARRANTY DEED

G-CBB-05-6121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-21-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/21/05 11:13 2 pgs
Fees:13.00 Taxes:651.20

20051221-0152841

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laural A. Nutt	1st Trust Bank for Savings (NAME)	
6121 Bent Wood Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	164-13A-13.00 CO.
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILFREDO MOZ AND WIFE, NUBIA A. MOZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURAL A. NUTT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, PHASE TWO, TREEHAVEN, as shown on plat of record in Instrument No. 200001120004272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Westminister Homes of Tennessee, Inc. to Robert Wade Phillips, a single person as recorded on the 8th day of March, 2001 in Instrument No. 20010308-0021905; Quitclaim Deed from Robert W. Phillips, a single man to LandAmerica OneStop, Inc. Trust dated May 1, 2003 as recorded on the 1st day of September, 2004 in Instrument No. 20040901-0106015 and Warranty Deed from LandAmerica OneStop, Inc. Trust dated May 1, 2003 to Wilfredo Moz and wife, Nubia A. Moz as recorded on the 1st day of September, 2004 in Instrument No. 20040901-0106016, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Inst. No. 200001120004272; Inst. No. 20010308-0021946; Inst. No. 20010504-0046260; Inst. No. 20030527-0071168; Book 11648, Page 662; Inst. No. 20010504-0046261; Book 11648, Page 660; and Inst. No. 20010326-0028531; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6121 Bent Wood Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 19th day of December, 2005.

Wilfredo Moz

Nubia A. Moz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilfredo Moz and Nubia A. Moz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of December, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903