Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

39-B
File #05-1588

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mary A. Titus, widowed, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto James Mosley and Suzanne Mosley, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of Section Three, Caldwell Hall of record in Book 2900 Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Warren I. Titus and wife, Mary A. Titus by deed from The Kennedy Corp., of record in Book 3254 page 195, Register's Office for Davidson County, Tennessee. Warren I. Titus having since deceased, property now vested in Mary A. Titus.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 01/09/06 15:46 2 pg
Fees:13.00 Taxes:638.25
20060109-0003243

This is improved property, known as: 330 Lynn Drive, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of January, 2006

Mary A. Titus

State of Tennessee)
County of Davidson)

On this 6th day of January, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary A. Titus, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 172,500.00.

Affiant

Sworn and subscribed before me on this the 6th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

NEW OWNER:
James Mosley
330 Lynn Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
147-01 0 087.00