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Davidson County DEEDWARR
Recvd: 07/28/06 13:37 2 pgs
Fees:13.00 Taxes:1517.00

20060728-0091589

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
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 $410,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2006.

Notary Public

My Commission Expires:

ANGELA V. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Samuel Kinch and wife,
Jill Kinch
3604 Wilbur Place
Nashville, TN 37204

Send Tax Bills To:
Countrywide Home Loans
4500 Park Granada
SVB-314
Calabasas, CA
91302

Map-Parcel Number:
118-13-0-177.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA J. MOSS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAMUEL KINCH AND WIFE, JILL KINCH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38, and part of Lot No. 41 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 2, 1960, as follows:

Beginning at a point on the southeasterly margin of Wilbur Foster Drive at the corner of Lots Nos. 37 and 38; thence with the line between said two lots southeastwardly 117 feet to the corner of Lots Nos. 37, 38 and 41; thence eastwardly 96 feet to the southwest corner of the property conveyed to Barnard C. Knestrick and wife, by deed from Ruth Clinnard, of record in Book 3160, page 169, Register's Office for said County; thence with Knestrick's westerly line northwardly 79.2 feet, ore or less, to the corner of Lots Nos. 38, 39, 40 and 41; thence with the line between said Lots Nos. 38 and 39, northwestwardly 155.4 feet to the southeasterly margin of said Wilbur Foster Drive, thence with same southwestwardly 142 feet to the beginning.

Being the same property conveyed to Barbara J. Moss by deed from Stephen Maisto and wife, Christine Maisto, of record in Book 6891, page 17, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 2, Register's Office for said County.

Subject property is not and has never been the principal place of residence of the Grantor's spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 3604 Wilbur Place, Nashville, TN 37204.

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 and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of July, 2006.

Barbara J. Moss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA J. MOSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of July, 2006.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007

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