THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/23/07 12:46 3 pgs
Fees:18.00 Taxes:832.50

20070123-0009265

REBEKAH J. SIMS
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 $ 225,000.00.

E Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 2007

Rebekah J. Sims
Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Eatman, Jr.	Countrywide Home Loans, Inc.	MAP 73-1
3835 Moss Rose Drive	P.O. Box 10423	PARCEL 230
Nashville, TN 37216	Van Nuys, CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory L. Mosser**, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald D. Eatman, Jr. and wife, Pamela D. Eatman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being part of the tract of 56.92 acres known as the Tune Lands, of record in Book 974 page 1, Registers Office for said County, and being further shown as the North part of an unnumbered tract of the Plan of Section 3 and 4 of Moss Rose Heights, of record in Book 1835 page 103, Registers Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated May 5, 1962 and being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Ivy Drive opposite the southeast corner of Lot No. 66 of said Rose Heights; thence with the margin of Ivy Drive, northeasterly 159.27 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southeasterly around said curve 32.12 foot to a point in the westerly margin of Moss Rose Drive; thence with the said margin of Moss Rose Drive 79.47 feet to a point, which is the northeast corner of property conveyed to J.H.Edwards Jr. and wife Elaine Edwards, by deed from J. Herman Fox and wife, Ruth Knoff Fox, of record in Book 2649 page 595, Registers Office for Davidson County, Tennessee; thence South 41 degrees 20' West along Edwards northerly line 180.8 feet to a point which is Edwards northwest corner; thence North 35 degrees 10' West 124.3 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3835 Moss Rose Drive, Nashville, TN 37216.**

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 we do covenant with the said GRANTEES 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 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 the 3rd day of January, 2007.

Gregory L. Mosser

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory L. Mosser** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of January, 2007.

My Commission expires 03-28-13

Judy Milks
Notary Public

OFFICIAL SEAL
JUDY MILKS
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES: 03-28-13

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of January, 2007.

My Commission expires _____

_____
Notary Public

File No.: D-0889

WARRANTY DEED DERIVATION CLAUSE:

BEING all of the same property conveyed to Gregory L. Mosser by Warranty Deed dated 12/10/2002 from Keith Brandon Jones and Marcelene G. Jones, husband and wife, of record in Instrument Number 20021218-0156235, Register's Office for Davidson County, Tennessee.