Return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

6

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $166,500.00

Affiant

Subscribed and sworn to before me this 9th day of April, 2007.

Notary Public
My commission expires: 2-2408

06-0703-72661

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Caleb Jeffreys	Fifth Third Mortgage Company	135-14-0-A-099
412 Black Mountain Drive	9400 S, Cicero Ave., Ste 302	
Antioch TN 37013	Oak Lawn, IL 60453	

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, Gail K. Moses, an unmarried woman, Willard R. Moses, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Caleb Jeffreys and Taryn L. Jeffreys, husband and wife, 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. 78, on the Plan of Pinnacle Point Subdivision, Phase Three, of record in Book 6900, Pages 391, 392, and 393, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gail K. Moses and husband, Willard R. Moses by deed from Martin K. Yuhas and wife, Nancy L. Yuhas, dated May 4, 2001, recorded September 25, 2001, of record in Instrument No. 20010925-0103739, Register's Office for Davidson County, Tennessee.

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 412 Black Mountain Drive, Antioch, TN 37013

The said Gail K. Moses and Willard R. Moses now being divorced.

Donna Moses, spouse of Willard R. Moses, the Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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.

Davidson County DEEDWARR
Recvd: 04/10/07 08:14 2 pgs
Fees:13.00 Taxes:616.05
20070410-0042198

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 6th day of April, 2007.

Gail K. Moses

Willard R. Moses

Donna Moses, by Gail as Attorney-in-fact
Donna Moses

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Donna Moses~~ and Willard R. Moses, 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 Seattle, WA., this 4th day of April, 2007.

Notary Public

My Commiss

LAURA M. ANDERSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-1-07

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gail K. Moses, 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 Mt. Juliet, TN, this 9th day of April, 2007.

Kathleen Tomlinson
Notary Public

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires 2-24-08

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail K. Moses, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Donna Moses, and that she is authorized by Donna Moses to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 9 day of April, 2007.

Kathleen Tomlinson

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 2-24-08