THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/21/07 10:00 2 pgs
Fees:13.00 Taxes:1128.50
20070621-0074096

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 104-16-0-034.00

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me this the 15th day of June, 2007.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Brent Moseng
(Name)
2205 18th Avenue South
(Street Address)
Nashville, TN 37212

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **OTIS B. McCOWAN,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **BRENT MOSENG,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Lenox Place, as shown on plat of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 16 fronts 48 feet on the westerly margin of 18th Avenue, South, and extends back between parallel lines measuring 141 feet, more or less, to an alley.

Being the same property conveyed to Otis B. McCowan by deed from Martha Thomas Rawls, of record in Book 5816, page 952, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 2205 18th Avenue South, Nashville, TN 37212.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 15th day of June, 2007.

Otis B. McCowan

Otis B. McCowan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **OTIS B. McCOWAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 15th day of June, 2007.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN