Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/19/07 14:32 1 pgs
Fees:13.00 Taxes:478.04

20070719-0086057

WARRANTY DEED

Preparer's File #-07F0308

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,200.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF JULY, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 8-3-10

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Corey L. Moore	-Same as Owner-	082-16-O-324.00
628 Boscobel Street		
Nashville, Tennessee 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARY CAROLYN TOBITT AND EVELYN KAY RICHARDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto COREY L. MOORE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Map & Parcel: 082-16-O-324.00

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet o the southerly side of Boscobel Street and rus back between parallel lines with the westerly margin of South 7th, formerly Foster Street, 175 feet to an alley.

Being the same property conveyed to Ervin C. Scribner, Jr. and wife, Edith P. Scribner, by Warranty Deed from Allen D. Deason and wife, Margaret W. Deason, of record in Book 2153, page 505, dated 7/21/1953, Register's Office for Davidson County, Tennessee. Ervin C. Scribner, Jr. and wife, Edith P. Scribner are now deceased, leaving as thier only heirs Mary Carolyn Tobitt and Evelyn Kay Richardson; see Affidavits of Heirship of record at Instrument No. 20061218-0155580 and Instrument No. 20070719-0086056, Davidson County Register of Deeds.

This conveyance is subject to any and all restrictions and easements of record.

This is (X) improved property known as **628 Boscobel Street, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **17th** day of **July**, **2007**:

Mary Carolyn Tobitt

Evelyn Kay Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY CAROLYN TOBITT AND EVELYN KAY RICHARDSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 17th day of July, 2007.

Notary Public

My Commission Expires: Oct 24 2010

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON