PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48801
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/26/07 09:55 2 pgs
Fees:13.00 Taxes:1480.00
20070726-0088706

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gregg Rubin Heidi Rubin 993 Shadow Lane Mt. Juliet, TN 37122	New Owner

TAX MAP-PARCEL NUMBERS: 11811009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Moseley and spouse, Donna Kay Moseley**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Gregg Rubin and spouse, Heidi Rubin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 of Block F on the Plan of Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 5 of Block F fronts 78.0 feet on the easterly margin of Dogwood Place and extends back between parallel lines, 125.0 feet to a dead line.

Being the same property conveyed to Mark A. Moseley, by deed from Iraj Barahimi and spouse, Houri Tahvildari Barahimi of record in Book 11477, Page 390, said Register's Office. By Quitclaim Deed of record in Book 11682, Page 279, Register's Office for said County, a tenancy by the entirety was created in Mark A. Moseley and wife, Donna Kay Moseley.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan of record in Book 1130, Page 36, said Register's Office, shows an owner's certificate, a minimum building setback line from Dogwood Place, of undetermined depth and a 10 foot easement for public utility purposes along the rear lines.

This is improved property, known as: 2824 Dogwood Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of July, 2007.

Mark A. Moseley

Donna Kay Moseley

State of TENNESSEE
County of DAVIDSON

On this 20th day of July, 2007 , before me the undersigned authority, personally appeared Mark A. Moseley and Donna Kay Moseley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Sworn and subscribed before me this the 20th day of July, 2007

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public