WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/07 15:27 2 pgs
Fees:13.00 Taxes:724.83
20070730-0090360

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. EXPIRES:

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2007

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grover C. Moss, Jr. (NAME)	Franklin American Mortgage Company (NAME)	MAP & PARCEL
4908 Southport Cove (ADDRESS)	501 Corporate Centre Drive Ste 400 (ADDRESS)	098-13-0-B-003.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	CO

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, William Joel Parsons and wife, Kimberly S. Parsons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grover C. Moss, Jr. and wife, Cindy D. Moss

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

Being all of Lot No. 3, Newport, a Planned Unit Development, as shown on plat and survey of same appearing of record in Plat Book 9700, page 568, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Joel Parsons and wife, Kimberly S. Parsons, by deed from Landmarks Homes of Tennessee, Inc., as shown of record in Book 11189, page 774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 10778, page 1, and Book 10777, page 982, Register's Office for Davidson County, Tennessee. This property is also subject to all matters affecting said premises as contained in Plat Book 9700, page 568; to an easement granted to Metro Government for sanitary sewers of record in Book 11497, page 562; to charter for Newport, a Planned Unit Development, of record in Book 10777, page 982; to by-laws appended thereto of record in Book 10778, page 41; and to liens for assessments as provided therein, easements and restrictions of record in Book 10778, page 1; Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4908 Southport Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 26th day of July, 2007

William Joel Parsons
William Joel Parsons

Kimberly S. Parsons
Kimberly S Parsons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Joel Parsons and wife, Kimberly S. Parsons

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 26th day of July, 2007.

Commission expires 2-21-2011

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public