THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 12/10/07 12:51 2 pgs
Fees:13.00 Taxes:83.25
20071210-0142275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 081-06-0-210.00

The actual consideration or value, whichever is greater, for this transfer is $22,500.00.

CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Henry A Moses
Affiant

Subscribed and sworn to before me this the 7th day of December, 2007.

My Commission Expires: 11-7-11

Notary Public

CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Commission Expires NOV. 7, 2011

ADDRESS NEW OWNER(S) AS FOLLOWS:

Joseph Perry
(Name)
1008 A 32nd Avenue North
(Street Address)
Nashville, Tennessee 37209

SEND TAX BILLS TO:

Joseph Perry
(Name)
1008 A 32nd Avenue North
(Street Address)
Nashville, Tennessee 37209

WARRANTY DEED

THAT 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, **HENRY A. MOSES**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **JOSEPH PERRY,** hereinafter "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, page 37, Register's Office for said County. Said Lot No. 32 fronts 76 feet on the northerly side of Salem Mason Drive, as measures around a curve, and extends back 80.2 feet on the east line and 106.8 feet on the northwesterly line, to a dead line on which it measures 52 feet.

Being the same property conveyed to Henry A. Moses by Deed of record in Book 4220, Page 275, recorded 3/18/1968, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1902 Salem Mason Drive, Franklin, TN 37208.

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, except as stated herein as follows:

1. Davidson County Real Property Tax for the year 2008 and subsequent years. Tax Parcel No. 081-06-0-210.00.

2. All matters shown on Plat recorded in Book 3300, page 57, Register's Office for Davidson County.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 3340, page 125, and in any allied instrument(s) referred to in said restrictions, Register's Office for Davidson County.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, "Grantor" has caused his name to be affixed hereto on this 7th day of December, 2007.

Henry A. Moses

Henry A. Moses

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Henry A. Moses,** the within named Grantor, 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 7th th day of December, 2007.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY