THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27408-02-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Affiant Subscribed and sworn to before me this 21st day of February, 2008. Notary Public My Commission Expires: NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 22, 2010

WARRANTY DEED

Address New Owner: Michael O. Mowry 409 Moss Creek Court Nashville, TN 37221	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 142070B01600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jan Hipps, Lynn Wilson, and Julie Richard, as joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael O. Mowry and wife, Tina M. Mowry** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 409 Moss Creek Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of February, 2008.

Julie Richard

Julie Richard

Lynn Wilson

Jan Hipps

Jan Hipps

Davidson County DEEDWARR
Recvd: 02/25/08 14:34 2 pgs
Fees:13.00 Taxes:784.40
20080225-0018361

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julie Richard, Lynn Wilson, and Jan Hipps**, 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, at office, this 21st day of February, 2008.

NICHOLAS S. HIPKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Revised Moss Creek Plantation as of record in Plat Book 6900, page 608, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ruth V. Richards, Jan Hipps, Lynn Wilson, and Julie Richard, as joint tenants with right of survivorship, by deed dated June 7, 2002 from R. Kevin Proctor and wife, Marianne P. Proctor of record in Instrument No. 20020612-0071488, Register's Office for Davidson County, Tennessee. Ruth V. Richards died on October 7, 2007.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Moss Creek Plantation, of record in Book 7369, page 413, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6900, page 608, Register's Office for Davidson County, Tennessee.