WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $353,500.00

Elizabeth Hartsfield Ross
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF FEBRUARY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02524 ROSS NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Elizabeth Hartsfield Ross	Same	116-12-69.00
3718 Woodmont Lane		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL AAMEN MOSCARDELLI, AND WIFE, KATHERINE S. MOSCARDELLI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELIZABETH HARTSFIELD ROSS, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 3718 Woodmont Lane, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 25th day of February, 2008.

Michael Aamen Moscardelli

Katherine S. Moscardelli

Davidson County DEEDWARR
Recvd: 02/28/08 13:40 2 pgs
Fees:13.00 Taxes:1307.95

20080228-0019785

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, MICHAEL AAMEN MOSCARDELLI AND KATHERINE S. MOSCARDELLI, 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 Franklin, Tennessee, this 25th day of February, 2008.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

TRACT I:
BEING LOT NO. 31 OF BLOCK "D", ON THE MAP OF WOODMONT LANE HOMESITES, OF RECORD IN BOOK 1130, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF. INCLUDED BUT EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY:

A TRIANGULAR STRIP OF LOT NO. 31 OF BLOCK D OF THE WOODMONT LANE HOMESITES, A PLAT OF WHICH IS OF RECORD IN BOOK 1130, PAGE 13, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY CORNER OF LOTS 30 AND 31 IN THE EASTERLY MARGIN OF WOODMONT LANE, THENCE IN A NORTHEASTERLY DIRECTION 12 FEET ALONG THE SAID EASTERLY MARGIN OF WOODMONT LANE TO A POINT; THENCE IN AN EASTERLY DIRECTION 95.3 FEET TO A POINT IN THE LINE BETWEEN LOTS 30 AND 31; THENCE IN A WESTERLY DIRECTION 97.6 FEET ALONG SAID LINE BETWEEN LOTS 30 AND 31 TO THE POINT OF BEGINNING.

TRACT II:
A TRIANGULAR STRIP OF LOT NO. 30 OF BLOCK D OF THE WOODMONT LANE HOMESITES, A PLAT OF WHICH IS OF RECORD IN BOOK 1130, PAGE 13, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERLY CORNER OF LOTS 30 AND 31 IN THE REAR LINE OF LOT NO. 11, THENCE IN A SOUTHERLY DIRECTION 12 FEET ALONG THE LINE BETWEEN LOTS 10 AND 11 TO A POINT; THENCE IN A WESTERLY DIRECTION 98.3 FEET TO A POINT IN THE LINE BETWEEN LOTS 30 AND 31; THENCE IN AN EASTERLY DIRECTION 97.1 FEET ALONG THE LINE BETWEEN LOTS 30 AND 31 TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL AAMEN MOSCARDELLI AND WIFE, KATHERINE S. MOSCARDELLI BY WARRANTY DEED FROM MILDRED WHITE FELTS, UNMARRIED, RECORDED ON THE 30TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020430-0052786, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.