Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***190,000.00.

Christopher W Baker
Affiant

Davidson County DEEDWARR
Recvd: 05/02/08 09:56 2 pg
Fees:13.00 Taxes:703.00
20080502-0044941

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30th day of April 2008.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mark W. Mosley 3515 Park Avenue Nashville, Tennessee 37209	Franklin American Mortgage 501 Corporate Centre Drive Franklin, Tennessee 37067	MAP 092-13-0 PARCEL 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Thousand and 00/100 Dollars ($***190,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Christopher W. Baker, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Mark W. Mosley, unmarried, and Carol A. Mosley, married;** (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8, Block 12, on the Plan of Charlotte Park Company's Second Addition to Nashville, as shown on the Plan of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Tracie L. Ross, unmarried, and Christopher W. Baker, unmarried, from Scott Butler dba Scott Butler Construction by Warranty Deed dated November 5, 2002, of record as Instrument No. 20021209-0151323 and being further conveyed to Christopher W. Baker, unmarried, from Tracie L. Ross, unmarried, by Quitclaim Deed dated October 15, 2003, of record as Instrument No. 20031024-015742 in the Register's Office for Davidson County, Tennessee.

Julie Baker, wife of Christopher W. Baker, joins in this conveyance to convey any interest that she may have in the subject property, particularly any marital interest.

This is improved property known as 3515 Park Avenue, Nashville, Tennessee 37209.

** , as Tenants in Common With Right of Survivorship

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Book 57, Pages 160 and 161 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of April 2008.

Christopher W. Baker

Christopher W. Baker

Julie Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher W. Baker and Julie Baker, the bargainors, 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 this 30th day of April 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY