THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 06/16/09 10:58 3 pgs
Fees:18.00 Taxes:1572.50
20090616-0055875

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***425,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 15th day of June, 2009.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER

Jonathan D. Mosley
1913 Sweetbriar Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

Same

MAP & PARCEL NOS.

MAP 117-04-0
PARCEL 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Five Thousand and 00/100 Dollars ($***425,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Stephen D. Hurd and wife, Elizabeth A. Hurd, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jonathan D. Mosley and wife, Emma K. Larkin, (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 the easterly part of Lot No. 250 on the Plan of Belmont Land Co's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 250 fronts 56.1 feet on the southerly margin of Sweetbriar Avenue an extends back between parallel lines a distance of 175.0 feet to an alley.

BEING the same property conveyed to Stephen D. Hurd and wife, Elizabeth A. Hurd, by Warranty Deed dated August 31, 1995, from Mary Lynn Pulley, unmarried, of record in Book 9780, page 51, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1913 Sweetbriar Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees herein.

2. Matters, if any, shown on the Plan of Belmont Land Co's Plan of record in Book 421, page 34, in the Register's Office for Davidson County, Tennessee.

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

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 15 day of June, 2009.

Stephen D. Hurd

By: Joe Woods, Attorney in Fact

Elizabeth A. Hurd

By: Joe Woods, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joe Woods, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Stephen D. Hurd and Elizabeth A. Hurd and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Stephen D. Hurd and Elizabeth A. Hurd.

WITNESS my hand and official seal this 15 day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

