THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $71,700.00.

X Christopha Moss
Affiant

Sworn to and subscribed before me this 15 day of December, 2009.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-22-10

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090085468 DEEDWARR
Recvd: 12/18/09 14:47 2 pgs
Fees:13.00 Taxes:265.29
20091218-0115446

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Wayne Moss, etal	Same	07108016800
531 Wesley Ave		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie M. Braddom, Conservator for Nancy Hughes**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Wayne Moss, Beverly Moss and Christopher Adam Moss**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 88 on the Plan of Joywood Heights, Section I, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee
>
> Said Lot No. 88 fronts 60 feet on the south side of Norton Avenue, and runs back between parallel lines 160 feet to a dead line.
>
> Being the same property conveyed to Nancy C. Hughes, by deed from J. C. Hughes, of record in Book 4691, page 950, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 540 Norton Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs 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 my hand this 15 day of December, 2009.

Willie M. Braddom
WILLIE M. BRADDOM, Conservator
of Nancy Hughes

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, **Willie M. Braddom, Conservator for Nancy Hughes**, the Bargainer, 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 this 15 day of December, 2009.

ROBERT E. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Robert E Spann
NOTARY PUBLIC

My Commission Expires: 5-22-10