return to:
Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eileen Sanchez	First Community Mortgage Inc 275 Robert Rose Dr	Map/Parcel -
625 Brook Drive	~~NEW OWNER~~	16210002400
Nashville, TN 37211	Murfreesboro TN 37129	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Jerry Frank Moseley,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Eileen Sanchez, a single woman** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24, BROOK VIEW ESTATES, SECTION 1, as shown on plat of record in Plat Book 4460, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerry Frank Moseley and wife, Katherine N. Moseley by Warranty Deed from Horace S. Broyles and wife, Billie S. Broyles, recorded on the 31st day of October, 1977 in Book 5216, Page 102, in the Register's Office of Davidson County, Tennessee.

The said Katherine N. Moseley, a/k/a Katherine Anne Moseley, has since died and upon her death, title was vested in Jerry Frank Moseley as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK VIEW ESTATES, SECTION 1, as recorded in Plat Book 4460, Page(s) 103, said Register's Office.

This is improved property commonly known as: 625 Brook Drive, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20100012471 DEEDWARR
Recvd: 03/03/10 09:35 2 pgs
Fees:13.00 Taxes:395.90
20100303-0016130

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $107,000.00

BRUCE E. KESSLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 26th day of February, 2010

My Commission Expires: _____

Notary Public

MY COMMISSION EXPIRES:
August 23, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26 day of February, 2010.

Jerry Frank Moseley

Jerry Frank Moseley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of February, 2010, before me personally appeared Jerry Frank Moseley to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:
My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY