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BILL GARRETT, Davidson County
Trans:T20100028782 DEEDWARR
Recvd: 05/13/10 10:29 2 pgs
Fees:13.00 Taxes:2016.50
20100513-0036864

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10040336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Linda Turner Ray
Affiant

Subscribed and sworn to before me, this 12th day of May, 2010.

Notary Public
My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline R. Moses	SunTrust Mortgage, Inc.	Tax Parcel ID No.
636 Royal Oaks Place	401 Commerce Street, Suite 6100	13003007300
Nashville TN 37205	Nashville, TN 37219	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard F. Cummins Jr. and wife, Mary H. Cummins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline R. Moses**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 125 feet of the westerly 150 feet of Lot No. 152 on the Plan of Royal Oaks Land Co.'s Subdivision of The Baker Tract, as of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows: Said part of Lot No. 152 fronts 125 feet on the easterly margin of Royal Oaks Place and extends back between parallel lines 150 feet to a dead line. Being the same property conveyed to Richard F. Cummins, Jr. and wife, Mary H. Cummins by Warranty Deed from Garth F. Fails, married, recorded on the 6th day of November, 2002 in Instrument No. 20021106-0136357, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2010 and thereafter, for tax parcel identification number 13003007300 , not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAK'S LAND CO'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102-103.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Covenants, Conditions and Restrictions recorded in Book 1415, Page 258.

This is improved property located at 636 Royal Oaks Place Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2010.

Richard F. Cummins Jr.

Mary H. Cummins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard F. Cummins Jr. and Mary H. Cummins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County