BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

10-1015 CURRAN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $151,850.00.

Subscribed and sworn to before me, this 18th day of June, 2010.

Notary Public

My commission Expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

PREPARED BY & ~~RETURN TO:~~
CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB COURT
MT. JULIET, TN 37122

Map & Parcel No.:
75-8-29

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Adam P. Mosier, Executor of the Estate of William L. Mosier, Jr.** has this day bargained and sold and does hereby transfer and convey unto **Patrick Joseph Curran IV,** and Deborah L. Curran, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Tulip Grove, Section 4 of record in Plat Book 4175, Page 12, in the 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 William L. Mosier by deed from Amy C. Mosier of record as Instrument No. 20030729-0106707, in the Register's Office for Davidson County, Tennessee, dated July 9, 2003. The said William L. Mosier having since died. Pursuant to the Last Will and Testament of William L. Mosier, Jr. of record in Probate Court for Davidson County, Tennessee under Docket No. 09P1386, subject property now vests in Adam P. Mosier, Executor of the Estate of William L. Mosier, Jr.

This is improved property located at: 658 Albany Drive, Hermitage, TN, 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said **Patrick Joseph Curran IV**, their heirs and assigns, forever.

THE UNDERSIGNED covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current year's taxes.

THE UNDERSIGNED further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

THIS CONVEYANCE is subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, page 12, or Instrument No. and any and all restrictions, existing roadways, easements and right-of-way of record.

BILL GARRETT, Davidson County
Trans:T20100037897 DEEDWARR
Recvd: 06/22/10 09:38 2 pgs
Fees:13.00 Taxes:561.85
20100622-0048589

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, **Eric M. Mosier,** for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR HANDS THIS 18th day of June, 2010.

Adam P. Mosier

Eric M. Mosier

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared **Adam P. Mosier, Executor of the Estate of William L. Mosier, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 18th day of June, 2010.

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-3-12

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared **Eric M. Mosier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 18th day of June, 2010.

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-3-12

Name and address of new owner:
Send tax bills to: Patrick Joseph Curran IV
658 Albany Drive
Hermitage, TN, 37076