Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110002979 DEEDWARR
Recvd: 01/14/11 13:15 3 pgs
Fees:18.00 Taxes:732.60
20110114-0004121

ADDRESS NEW OWNER:
James D. Burris
330 Lynn Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **147-1**
GROUP
PARCEL **87.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James S. Mosley, Jr.* and wife, Suzanne F. Mosley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James D. Burris and Lucinda L. Burris, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of Section Three, Caldwell Hall, of record in Plat Book 2900, page 131, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 343 fronts 80 feet on the north side of Lynn Drive and runs back 151.1 feet on the west line and 151.4 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to James Mosley and Suzanne Mosley by deed dated January 6, 2006 from Mary A. Titus, widowed, of record in Inst. No. 20060109-0003243, Register's Office for Davidson County, Tennessee.

*James S. Mosley, Jr and James Mosley are one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **330 Lynn Drive, Nashville, Tennessee 37211.**

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, and, GRANTORS do 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **31st** day of **December, 2010.**

James S. Mosley, Jr.

Suzanne F. Mosley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James S. Mosley, Jr. and wife, Suzanne F. Mosley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of December, 2010.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $198,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2010.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012