Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Martha J. Nicholson
Affiant

Subscribed and sworn to before me, this 22 day of January, 2012.

Notary Public
My commission expires: 12-22-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

03-1201-37510

Address of New Owner:	Send Tax Bills to:	Tax Information
Martha J. Nicholson	Magna Bank	095-12-0-092.00
2547 Lakeland Drive	P. O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harold D. Moser and wife, Carolyn I. Moser, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Martha J. Nicholson, hereinafter called the Grantees, their successors 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. 43 on the Plan of Lakeland Subdivision, of record in Book 2133, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold D. Moser and wife, Carolyn I. Moser, by deed from Nelle B. Radford, a widow, dated November 19, 1979, recorded November 21, 1979, in Book 5533, Page 491, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2547 Lakeland Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20120013563 DEEDWARR
Recvd: 02/24/12 09:05 2 pgs
Fees:13.00 Taxes:536.50
20120224-0016054

WITNESS my hand this 23rd day of February, 2012.

Harold D. Moser by [signature] Attorney in fact
Harold D. Moser
By: George Basch, Attorney in Fact

Carolyn I. Moser [signature] Attorney in fact
Carolyn I. Moser
By: George Basch, Attorney in Fact

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 George Basch, 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 herein contained, and who further acknowledged that he is the attorney in fact for Harold D. Moser and Carolyn I. Moser and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 23rd day of February, 2012.

[signature]
Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission Expires: 2/11/13