Record 2nd

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

NOTARY PUBLIC AT LARGE

MORTGAGEE:

_____
_____
_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $109,900.00.

Mary C. Leal
Affiant

Sworn to and subscribed before me on this the 7th day of April, 2003.

NOTARY PUBLIC
My Commission Expires: 1/28/06

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Mary C. Leal	← SAME	041-11-0 036.00
3933 Banbury Dr	← SAME	
Nashville, TN 37207	← SAME	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **DAVID R. MOONEYHAN, Executor and DAVID R. MOONEYHAN and HELEN T. TANKSLEY MOONEYHAN, being the sole heirs of LOUIS HENRY MOONEYHAN, Deceased**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MARY C. LEAL**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain lot of parcel of land lying and being in Davidson County, TN, more particularly described and bounded as follows, to wit:

BEING Lot No. 435 on the Plan of Bellshire Estates, Section "B", a plat of which subdivision appears of record in Book 2331, Page 129, Registers' Office for Davidson County, TN. Said Lot No. 435 fronts 107 feet on the Southeasterly side of Banbury Drive and extends back 323.6 feet on the Northeasterly line and 283.6 feet on the Southwesterly line to a broken line in the rear measuring 195.6 feet thereon.

BEING the same property conveyed to LOUIS H. MOONEYHAN and wife, ANNIE LOU G. MOONEYHAN by Deed from ROBERT T. MALKOWSKI and wife, LAURA MALKOWSKI and recorded in Book 3641, Page 229, Registers' Office for Davidson County, TN. The said Annie Lou G. Mooneyhan having predeceased Louis H. Mooneyhan and the said Louis H. Mooneyhan having since died on July 10, 2002, leaving as his heirs, his wife Helen T. Tanksley Mooneyhan and his son, David R. Mooneyhan.

Davidson County DEEDWARR
Recvd: 04/11/03 10:17 2pgs
Fees:13.00 Taxes:406.63
20030411-0048416

This conveyance is made subject to the restrictions, easements and setback lines of record, said Registers' Office.

This is improved property known as 3933 Banbury Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the 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.

WITNESS (my/our) hand(s) this the 7 day of April, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David R. Mooneyhan
DAVID R. MOONEYHAN
Executor and Individually

Helen T. Tanksley Mooneyhan
HELEN T. TANKSLEY MOONEYHAN

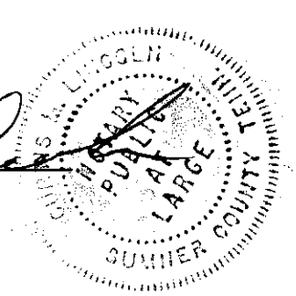
STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DAVID R. MOONEYHAN and HELEN T. TANKSLEY MOONEYHAN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 7 day of April, 2003.

Curtis M. Lucas
NOTARY PUBLIC



My Commission Expires: 6-7-05