(2)

File #200340316

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/2/2003

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC TENN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos C. Moreno	Pucte Mortgage	Map: 148-14-91
(NAME) 4708 Packard Drive	(NAME)	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, LYLE E. CRANE, SR. AND FRANCES M. CRANE, REVOCABLE LIVING TRUST, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CARLOS C. MORENO AND SPOUSE JUANNA C. MORENO, 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 all of Lot No. 84, on the Plan of Blanchard Heights, as shown by plat appearing of record in Plat Book 2663, Page 62 and 63, of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lyle E. Crane, Sr. and Frances M. Crane, Revocable Living Trust by Quitclaim Deed from Lyle E. Crane, Sr., and wife, Frances M. Crane of record in Book 10541, Page 477, said Register's Office.

This conveyance is subject to the following:
Sanitary Sewer/Storm Drainage Water Mains, and Appurtenances Easements of record in Book 6255, page 452; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6407, page 414; and, any and all matters as shown on plat of record in Plat Book 2663, Pages 62 and 63; all in the Register's Office for DAVIDSON County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4708 Packard Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 15th day of May, 2003.

Lyle E. Crane, Sr. Trustee
Lyle E. Crane, Sr., Trustee

Lyle E. Crane Sr.
Lyle E. Crane, Sr.

Frances M. Crane
Frances M. Crane, Trustee by Lyle E. Crane, Sr. Attorney in fact

Individually And as by Lyle E. Crane Sr. Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/22/03 11:22 2pgs
Fees:13.00 Taxes:457.32
20030522-0070089

STATE OF Tennessee

COUNTY OF DAVIDSON

On this 15th day of May, 2003, before me personally appeared Lyle E Crane, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes contained therein and who also acknowledged that he is the attorney-in-fact of Frances M. Crane, Trustee and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Trust Deed Book *____, Page _____, Register's Office of DAVIDSON County, Tennessee.

*Instrument # 20030522000700088

Witness my hand and official seal, this 15th day of May, 2003.

Janice L Taylor

Notary Public

My Commission Expires: 3-21-04

JANICE L. TAYLOR
Notary At Large
RUTHERFORD COUNTY, TN

(SEAL)

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Lyle E. Crane, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Lyle E. Crane, Sr. and Frances M. Crane, Revocable Living Trust, the within named bargainor, a living trust, and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the living trust by himself as Trustee.

Witness my hand and official seal, this 15th day of May, 2003.

Janice L Taylor

Notary Public

My Commission Expires: 3-21-04

JANICE L. TAYLOR
Notary At Large
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129