40-A

STATE OF TENNESSEE )
COUNTY OF Davidson )

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $ 369,900.00

AFFIANT

Sworn to and subscribed before me this 11th day of June, 2004.

NOTARY PUBLIC

My commission expires: 11/29/05

My Commission Expires
January 29, 2005

Map & Parcel No. 131-06-O-C-28.00 CO

Address of New Owner:
Robert M. Moskowitz
900 Huntington Circle
Nashville, TN 37215

Send Tax Notices To:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

# WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, MICHAEL D. CONNELL, an unmarried person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT M. MOSKOWITZ and TAMIE L. ROBERTS, HUSBAND AND WIFE, hereinafter referred to as Grantee(s), his/her/their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

**This is improved property, known as 900 Huntington Circle, Nashville, TN 37215.**

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 6250, page 612, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record at Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 536, Book 6911, page 120, Book 6644, page 001, Book 6917, page 724, Book 7046, page 520, and Book 7076, page 691, in said register's office; and to the 2004 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said MICHAEL D. CONNELL has hereunto set his signature, this 14th day of April, 2004.

MICHAEL D. CONNELL

STATE OF Iowa )
COUNTY OF Polk )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL D. CONNELL, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 14 day of April, 2004.

NOTARY PUBLIC

My commission expires: 11-26-06

SARAH A. BANKS
Notarial Seal - State of Iowa
Commission Number 193632
My Commission Expires NOV. 26, 2006

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 06/14/04 15:51 2pgs
Fees:13.00 Taxes:1368.63

20040614-0070195

Exhibit "A": Legal Description.
Michael D. Connell

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Burton Hills Village of Huntington Tract 10 of record in book 6250, Page 612 Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Michael D. Connell, by Warranty Deed from Bill Gatzimos and spouse Brenda Gatzimos, dated November 20, 2001, recorded November 21, 2001, of record in Instrument Number 200111210128188, Register's Office for Davidson County, Tennessee.