Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1244

Davidson County DEEDWARR
Recvd: 07/06/04 15:15 2pgs
Fees:13.00 Taxes:1319.05
20040706-0080079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Anne M. Morrissey and Kathleen M. Antaki, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kimberly D. Goessele and Arunas D. Vanagunas, husband and wife hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of 2nd Addition to West Meade Hills, as of record in Book 4460, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Anne M. Morrissey and Kathleen M. Antaki by deed dated January 15, 2003 of record in Instrument No. 20030121-0008267, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 890 Rodney Drive, Nashville TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of June, 2004

Anne M. Morrissey

Anne M. Morrissey

Kathleen M. Antaki

Kathleen M. Antaki

State of Tennessee)
County of Davidson)

On this 29th day of June, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anne M. Morrissey and Kathleen M. Antaki, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 356,500.00.

Kimberly D Goessele
Affiant

Sworn and subscribed before me on this the 29th day of June, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kimberly D. Goessele	Pinnacle Mortgage Group, Inc.	115-5-65
890 Rodney Drive	7220 West Jefferson Avenue Suite 100	
Nashville, TN 37205	Lakewood, Colorado, 80235	