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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of October, 2004.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/01/04 11:05 3pgs
Fees:18.00 Taxes:647.50
20041101-0130608

ADDRESS NEW OWNER(S) AS FOLLOWS:
Karen C. Angel and Ruth B. Monsalve
3691 Tibbs Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER
P.O. Box 92453
Nashville, TN 37209

MAP-PARCEL NUMBERS:
133-6-265

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Moessner, unmarried, and Dr. Harold F. Moessner** hereinafter referred to as Grantors, hereby transfers and conveys to **Karen C. Angel, unmarried, and Ruth B. Monsalve, unmarried, as tenants in common with rights of survivorship** hereinafter referred to as 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 Lot No. 3 on the Plat of a resubdivision of Reserved Parcel 258 on the Plan of North Natchez Park, as of record in Plat Book 4300, Page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John Moessner, unmarried and Dr. Harold F. Moessner by Warranty Deed from Kenneth W. Semple and Lou A. Copeland, both unmarried persons, as joint tenants with right of survivorship and not as tenants in common of record in Instrument No. 200008300085885, Register's Office for Davidson County, Tennessee dated August 25, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4300, Page 129, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3691 Tibbs Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of October, 2004.

John Moessner

Dr. Harold F. Moessner

Linda M. Moessner

Linda M. Moessner wife of Dr. Harold F. Moessner joins in this instrument to convey any and all interest she has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Moessner, unmarried, and Dr. Harold F. Moessner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2004.

Notary Public

My Commission Expires: 11.22.05

11581-KH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda M. Moessner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2004.

Shirley A. Beesley
Notary Public

My Commission Expires: 5/24/05

