This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 11/11/04 09:44 4pgs
Fees:23.00 Taxes:1091.50
20041111-0135756

File No.: **2120-649051**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of October, 2004**, by and between **Brita Meng Outzen and Erika Meng, Co-Trustee U/A/D July 3, 2002 of the Cecilia Meng Revocable Living Trust Agreement and any Successors in Trust**, parties of the first part, and **Rick Moore**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 35, BURTON HILLS VILLAGE OF FOXVIEW TRACT 5 Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 564, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cecilia Meng, Trustee U/A/D July 3, 2002 of the Cecilia Meng Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim deed of record in Instrument No. 20020709-0082461, Register's Office for Davidson County, Tennessee. The said Cecilia Meng having since died power of sale given to Brita Meng Outzen and Erika Meng as Co-Trustees under the Successor Trustee provision of The Cecilia Meng Revocable Living Trust Agreement U/A/D July 3, 2002.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **131-06-0-B 035.00 CO**
XX Improved OR
Unimproved property located at: **59 Brookhill Circle, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cecilia Meng Revocable Living Trust
Agreement U/A/D July 3, 2002 and any
Successors in Trust

Co-Trustee

Brika Meng Outzen, Co-Trustee

Co-Trustee

Erika Meng, Co-Trustee

STATE OF Massachusetts

COUNTY OF Middlesex

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brita Meng Outzen, Co-Trustee U/A/D July 3, 2002 of the Cecilia Meng Revocable Living Trust Agreement and any Successors in Trust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-~~fifth~~ sixth day of October, 2004.**

Notary Public

My Commission Expires: _____

Angela M. LaRoche
NOTARY PUBLIC
My commission expires Aug. 23, 2007

STATE OF District of Columbia

COUNTY OF

Sworn to, Subscribed and Acknowledged before me on 22 day of October, 2004, by Erika Meng, Co-Trustee of The Cecilia Meng Revocable Living Trust U/A/D July 3, 2002, who is personally known to me or who has produced a valid driver's license as identification and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

My Commission Expires: 9/14/09

Eddie Palmer
Notary Public District of Columbia
My Commission Expires 09/14/09

Notary Public

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Owner's Name: **Rick Moore**

and Address: **59 Brookhill Circle**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Rick Moore
635 Hill Road
Brentwood TN 37027

A Natural Person Or Legal
Entity To Be Designated

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$295,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-ninth day of October, 2004.**

Notary Public

My Commission Expires Jan. 25, 2006

My Commission Expires: _____

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE