This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

FROM: DAYTON DONALD MOSER and HOMER RONALD MOSER, Co-Administrators of the ESTATE OF LILLIAN PAULINE MOSER

TO: John P. Brown, III, Trustee

AND

FROM: John P. Brown, III, Trustee

TO: DAYTON DONALD MOSER and HOMER RONALD MOSER, as tenants in common with right of survivorship

ADDRESS NEW OWNER:
DAYTON DONALD MOSER
HOMER RONALD MOSER
c/o 1605 Riverside Drive
Old Hickory, TN 37138

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL:
Map: 053-03-0
Parcel: 230.00

Davidson County DEEDQC
Recvd: 04/25/05 10:08 5 pgs
Fees:27.00 Taxes:0.00
20050425-0045486

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, we, Dayton Donald Moser and Homer Ronald Moser, Co-Administrators of the Estate of Lillian Pauline Moser (see Davidson County Probate Court, Docket No. 04P-607), have bargained and sold and by these presents do quitclaim and convey unto John P. Brown, III, hereinafter called the Trustee, his successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 122 on the plan of Village of Old Hickory, Section "B", as of record in Book 1424, Page 67, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Riverside Road at the common corner of Lot Nos. 122 and 123; thence with the line between said two lots, north 73° 50' east 179.7 feet to a point on the top of a bluff; thence with the same, north 88° 19' east to the southwest corner of the property conveyed to the United States of America by deed from J. R. Payne and wife, of record in Book 2204, Page 392, said Register's Office; thence with the westerly line of said property, north 17° 30' west 100 feet to the line between Lot Nos. 121 and 122; thence with the line between said two lots, south 88° 19' west 357 feet to the easterly margin of said road; thence with said margin, southeasterly 172.1 feet to the beginning.

Being the same property conveyed to H. D. Moser and wife, Lillian P. Moser by Warranty Deed dated May 3, 1960, from J. R. Payne and wife, Jennie B. Payne, of record in Book 3069, Page 621, Register's Office for Davidson County, Tennessee. The said H. D. Moser and Pauline Moser having subsequently become deceased on May 26, 1996 and December 14, 2003, respectively, with said real property passing to their heirs-at-law and sole surviving children, Dayton Donald Moser and Homer Ronald Moser.

This conveyance is subject to any and all lawful easements, restrictions, and setback lines as may affect the premises.

This is improved property located and known as 1309 Riverside Drive, Old Hickory, TN, 37138.

And now I, the said **John P. Brown, III, Trustee** , for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto DAYTON DONALD MOSER and HOMER RONALD MOSER, as tenants in common with right of survivorship, their heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 8th day of April, 2005.

DAYTON DONALD MOSER

JOHN P. BROWN, III, TRUSTEE

HOMER RONALD MOSER

Co-Administrators for the Estate of LILLIAN PAULINE MOSER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAYTON DONALD MOSER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official ~~seal~~ this the 8th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: _____

PAULA EAST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **HOMER RONALD MOSER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: _____

PAULA EAST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **JOHN P. BROWN, III**, 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 within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: _____

PAULA EAST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Horace Ronald Moon
AFFIANT

Subscribed and sworn to before me this 8th day of April, 2005.

Paula East
NOTARY PUBLIC

My Commission Expires: _____

PAULA EAST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007