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: 044-05-0
Parcel: 132.00

Davidson County DEEDQC
Recvd: 04/25/05 10:08 5 pgs
Fees:27.00 Taxes:0.00
20050425-0045487

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:

Being a part of the realty conveyed to the Rayon City Development Co. by the Nashville Industrial Corporation, as of record in Book 735, Page 51, R.O.D.C., Tenn., which lot hereinafter described is shown on the Map of the subdivision of Rayon City Development Co. of record in Plan Book 843, Page 13, R.O.D.C., Tenn., which Lot No. 61, fronts 51 ft. on the southerly side of Davis Avenue, and runs back between parallel lines 145.2 ft. on the easterly side and 135.4 ft. on the southwest side and measures 50 feet at the rear.

Being the same property conveyed to H. D. Moser and wife, Lillian Pauline Moser by Warranty Deed dated June 4, 1936, from the Rayon City Development Company, of record in Book 1023, Page 465, 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 set-back lines as may affect the premises.

This is improved property located and known as 106 Ensley Avenue, 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 11th 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.

Homer Ronald Moore
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