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

This instrument prepared by:
Fidelity Residential Solutions
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Josh Asrar

Davidson County DEEDWARR
Recvd: 06/02/05 14:46 3 pgs
Fees:18.00 Taxes:860.25
20050602-0062632

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		155-16-0-A-30
(NAME) John D. Moran, III	(NAME) same	
(STREET ADDRESS OR ROUTE NUMBER) 1201 Meadow Trace Court	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Joseph K. Rosentel and Michelle C. Rosentel, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said John D. Moran, III

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF WILLIAMSON *The actual consideration or value whichever is greater, for this transfer is* $ 232,500.00

Affiant Kristina Martinez

Subscribed and sworn to before me this the 20th *day of* May 2005

Notary Public

My commission expires: 11/4/05 *(Affix Seal)*

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

This is unimproved ( ), known as 1201 Meadow Trace Court, Nashville, TN 37221

improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 23rd *day of* March, 20005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph K. Rosentel

Michelle C. Rosentel

STATE OF
COUNTY OF

Personally appeared before me, BARBARA LOY, *a Notary Public in and for said County and State, Joseph K. Rosentel, the within named bargainor* MARRIED *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* HE *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 23rd *day of* March, 2005.

Notary Public
My Commission Expires: My Commission Expires MAY 24, 2008

(This area for official notarial seal)

BARBARA P. LOY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, BARBARA LOY, *a Notary Public in and for said County and State, Michelle C. Rosentel, the within named bargainor* MARRIED *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* SHE *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 23rd *day of* March, 2005.

Notary Public
My Commission Expires: My Commission Expires MAY 24, 2008

(This area for official notarial seal)

BARBARA P. LOY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Traceside, Section 2, of record in Book 7900, Pages 980 and 981, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Joseph K. Rosentel and Michelle C. Rosentel, husband and wife, by deed from David G. Gilles and Susan T. Gilles, husband and wife, of record in Instrument No. 20020708-0082041, Register's Office for Davidson County, Tennessee.