**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,300.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of August, 2005.

Notary Public

My Commission Expires: 3-11-09

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/04/05 13:36 2 pg
Fees:13.00 Taxes:319.31
20050804-0091852

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark J. Greenberg
1104-1106 Elliston Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER
2060 Evergreen St.
San Diego, CA 92106

MAP-PARCEL NUMBERS:

044-15-0-267.00

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, Heino Moeller hereinafter referred to as Grantors, hereby transfers and conveys to Mark J. Greenberg and wife, Renee L. Greenberg 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. 92 on the Plan of Village of Old Hickory, Section "C", of record in Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heino Moeller by Warranty Deed from J. Lawrence Thompson and wife, Virginia W. Thompson of record in Instrument No. 20020521-0062104, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 1424, Page 66, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1104-1106 Elliston Street, Old Hickory, TN 37138.

**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 2nd day of August, 2005.

Heino Moeller by Donald R. Barrett, Jr. Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Heino Moeller, who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Heino Moeller. Witness my hand and official seal this 2nd day of August, 2005.

Notary Public K Thomas Sidwell
My Commission Expires: 11/2/05

Witness my hand and official seal this 2nd day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON TENN.

My Com...

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