File Box 24B (2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/05 15:31 2 pgs
Fees:13.00 Taxes:906.50

20050929-0117327

B-TRA-05-0209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin E. Kavanaugh	National City Bank of IN ~~Tennessee Loan Inc~~.	
209 Craigmeade Drive (ADDRESS)	P.O. Box 1024 (NAME)	95-2-165.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Dayton, OH 45401-1024 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES D.MORELAND, TRUSTEE OF THE MARITAL TRUST (A/K/A TRUST A) U/A DATED SEPTEMBER 9, 1991 , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN E. KAVANAUGH AND HUSBAND, MICHAEL KAVANAUGH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

TRACT II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF CRAIGMEADE SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 121, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JAMES D. MORELAND, TRUSTEE OF THE CREDIT SHELTER TRUST (A/K/A TRUST "B") U/A DATED SEPTEMBER 9, 1991 TO JAMES D. MORELAND, TRUSTEE OF THE MARITAL TRUST (A/K/A TRUST "A") U/A DATED SEPTEMBER 9, 1991 AS RECORDED ON THE 30TH DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 199912300309380, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAMES D. MORELAND, TRUSTEE OF THE MORELAND FAMILY LIVING TRUST DATED SEPTEMBER 9, 1991 TO JAMES D. MORELAND, TRUSTEE OF THE MARITAL DEDUCTION TRUST (A/K/A TRUST "A") U/A DATED SEPTEMBER 9, 1991 AS RECORDED ON THE 29TH DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 199912290308485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
(Mary Louis Moreland of the Trust agreements having since been deceased on May 5, 1999).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 209 Craigmeade Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 27th day of September, 2005.

The Marital Trust (a/k/a) U/A dated September 9, 1991

James D. Moreland Trustee of the marital trust by Debra Apple, Attorney-In-fact
James D.Moreland, Trustee of The Marital Trust by Debra Apple, Attorney-In-Fact

James D Moreland, Trustee of the Marital Trust by Janet Gilchrist, Attorney-In-Fact
James D. Moreland, Trustee of The Marital Trust by Janet Gilchrist , Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Adam LaFever of the state and county mentioned, personally appeared Debra Apple and Janet Gilchrist within whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of James D. Moreland who is the trustee (or other officer authorized to execute the instrument) of the Marital Trust, the within named bargainor a Trust, and that such Debra Apple and Janet Gilchrist executed the foregoing instrument on behalf of James D Moreland for the purpose therein contained by signing by power of attorney the name of the entity as marital trust (name of entity).

Witness my hand and official seal at
Davidson County, Tennessee
on this the 27 day of September, 2005.

Adam LaFever
NOTARY PUBLIC

My Commission Expires: 11-22-08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903