WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF NOVEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kenneth M. and Margaret L. Kressenberg	same	MAP: 103
4500 Post Road, Unit A6		GROUP: 14A
Nashville, TN 37205		PARCEL: 6.00 CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TRUST UNDER THE WILL OF JANE F. MORGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KENNETH M. KRESSENBERG AND MARGARET L. KRESSENBERG, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4500 Post Road, Unit A6, Nashville, TN 37205

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 29th day of November, 2005.

Davidson County DEEDWARR
Recvd: 12/01/05 08:51 2 pgs
Fees:13.00 Taxes:684.50
20051201-0144227

Trust under the Will of Jane F. Morgan

By: Mary Florence Morgan
Mary Florence Morgan
Successor Co-Trustee/Beneficiary

Trust under the Will of Jane F. Morgan

By: _____
Equitable Trust Company
Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MARY FLORENCE MORGAN, SUCCESSOR CO-TRUSTEE/BENEFICIARY OF THE TRUST UNDER THE WILL OF JANE F. MORGAN, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 29th day of November, 2005.

Notary Public _____

My Commission Expires _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

file # 05-01143 KRESSENBERG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, , Cynthia Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Trust officer of EQUITABLE TRUST COMPANY, SUCCESSOR CO-TRUSTEE OF THE TRUST UNDER THE WILL OF JANE F. MORGAN, the within named barganor, a corporation, and that Cynthia Jones, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 29th day of November, 2005.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
MAY 14, 2006
WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A-6, on the Plan of THE HILLWOOD REVISED (A CONDOMINIUM), of record in Plat Book 6250, Page 503, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Howard Rosenblum and wife, Cathy A. Rosenblum to Edwin S. Morgan, Jr. and wife, Jane F. Morgan as recorded on the 4th day of August, 1987 in Book 7315, Page 200; Warranty Deed from Edwin S. Morgan, Jr. to Jane F. Morgan as recorded on the 19th day of May, 1988 in Book 7547, Page 900. The said Jane F. Morgan having since died, and under the last will and testament of Jane F. Morgan (#04P-1607), said Property was devised to Mary Florence Morgan. By Quitclaim Deed recorded on the 9th day of February, 2005 in Instrument No. 20050209-0015123, in the Register's Office of Davidson County, Tennessee, Mary Florence Morgan conveyed subject property to the Trust Under the Will of Jane F. Morgan.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.