RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Suite 5
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Gina Brandenberg
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2005.

NOTARY PUBLIC

My commission expires: 11.14.09

DAVID HEYBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/09/06 11:32 2 pgs
Fees:13.00 Taxes:495.43

20060109-0002869

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, TN 47027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Arostegui, Jr. 908 Kalvesta Court Antioch, TN 37013	Same as new Owner	150-3-403

FOR AND IN CONSIDERATION of the sum of Seventy Nine Thousand and NO/100 ($79,000.00) DOLLARS and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **Joel M. Moore, Unmarried person** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Edward Arostegui, Jr., and wife, Miranda Arostegui** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of the County, Section 8 of record in Plat Book 6250, Pages 907 & 908 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joel M. Moore, by Deed from Kelda M. Webber F/K/A Kelda M. McNamee, dated 2/28/2000 of record in Instrument # 20010306-0021174, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is

unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 30th day of December, 2005.

Joel M. Moore
JOEL M. MOORE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Joel M. Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of December, 2005.

Notary Public

My commission expires: 11.14.09

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY