THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me this 7th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 1-26-08

Davidson County DEEDWARR
Recvd: 12/07/06 15:12 2 pgs
Fees:13.00 Taxes:555.00
20061207-0151636

ADDRESS - NEW OWNER
Mark Steven Moreland, etux
336 E Trinity Lane
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 71-8
Parcel 261

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Moreland Family Trust, dated March 24, 2004, Arthur H. Moreland and Burma F. Moreland, Trustors and/or Trustees**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mark Steven Moreland and wife, Synthia Lee Moreland**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 and the westerly part of Lot No. 13 on the Map of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County, described according to a survey by W. B. Southgate, Surveyor, August 3, 1938, as follows:

Beginning on the southerly margin of Trinity Lane, at a stake 75 feet west of the westerly margin of Lischey Avenue or North Fourth Street; thence with the southerly margin of said Lane, westwardly 170 feet to a stake at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 173.41 feet to the northerly margin of an alley; thence with said alley, eastwardly 165.5 feet to a stake 65.77 feet west of the westerly margin of Lischey Avenue; thence northwardly 174 feet 6 inches to the beginning.

Being the same property conveyed to Arthur H. Moreland and wife, Burma F. Moreland by deed from Charles J. Sanders, Jr., d/b/a Charles J. Sanders and Company, Agents, formerly a partnership, of record in Book 7397, page 553, Register's Office for Davidson County, Tennessee, the said Arthur H. Moreland and wife, Burma F. Moreland having since quitclaimed their interest in said property to The Moreland Family Trust, dated March 24, 2004, Arthur H. Moreland and Burma F. Moreland,

Trustors and/or Trustees, of record in Instrument No. 20040329-0035153, said Register's Office/

This is improved property known as 336 E. Trinity Lane, Nashville, TN 37207.

Included in the above described property, but expressly excluded from this conveyance is a right-of-way easement of approximately 850 square feet, more or less, conveyed to the Metropolitan Government of Nashville and Davidson County from Arthur H. Moreland and wife, Burma F. Moreland, of record in Book 8784, page 388, said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 7 day of December, 2006.

**THE MORELAND FAMILY TRUST**
By:

Arthur H. Moreland
**ARTHUR H. MORELAND,** Trustee

Burma F. Moreland
**BURMA F. MORELAND,** Trustee

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Arthur H. Moreland and Burma F. Moreland**, Trustees of **The Moreland Family Trust, dated March 24, 2004, Arthur H. Moreland and Burma F. Moreland, Trustors and/or Trustees**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of December, 2006.

ROBERT F. SAINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10