RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Eber Adilio Moran & Alex Esmaglin Moran	Bayview Loan Servicing LLC	Map: 71-3 Parcel: 63
2422 Dickerson Pike	P O Box 3042	Map: 60-15
Nashville, TN 37207	Milwaukee, WI 53201-3042	Parcel: 39.01

This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 03/12/07 12:26 4 pgs
Fees:23.00 Taxes:588.30
20070312-0030039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Craig A Garner and wife, Katherine C. Garner,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Eber Adilio Moran and Alex Esmaglin Moran,** one half undivided** , (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: **interest each, as tenants in common

SEE EXHIBIT A

This conveyance is subject to:

1. Taxes for the year 2007 and subsequent years, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7047, Page 218, Register's Office for Davidson County, Tennessee (Tract B Only).

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5577, Page 455, Register's Office for Davidson County, Tennessee (Tract A Only).

4. Subject to the Plan of the Resubdivision of Lot No. 24 of Jones and Hart Subdivision, of record in Book 8250, Page 155, Register's Office for Davidson County, Tennessee, which shows an owners certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon (Tract A Only).

5. Subject to the Plan of Jones and Hart's Subdivision, of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee, which shows an owners certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon (Tract B Only).

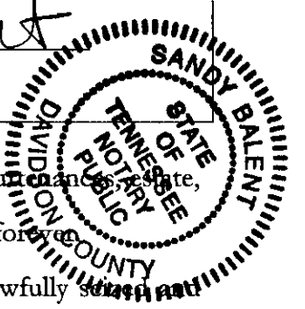
6. All matters disclosed on the Survey dated November 7, 2001, prepared by Arrowhead Survey.

This is improved property known as 100 Rock Street & 0 Plum Street, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $159,000.00.

Diane L. Gregory
Affiant

Subscribed and sworn to before me this Sandy Balent
9th **day of March, 2007** **Notary Public**
MY COMMISSION EXPIRES 1/23/2010



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this ____ day of March, 2007.

Craig A. Garner

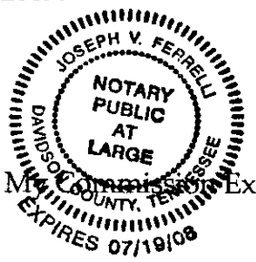
Katherine C. Garner

Katherine C. Garner

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 5th day of March, 2007, before me personally appeared Craig A. Garner, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 5TH day of March, 2007.



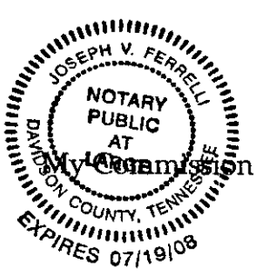
Joseph V. Ferrelli
Notary Public

My Commission Expires:

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 5th day of March, 2007, before me personally appeared Katherine C. Garner, to me known to be the person who executed the foregoing instrument and acknowledged that she executed the same representing her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 5TH day of March, 2007.



Joseph V. Ferrelli
Notary Public

My Commission Expires:

EXHIBIT A

Tract A:

Being Lot No 2 on the Plan of the Resubdivision of Lot No. 24 of Jones and Hart Subdivision, of record in Book 8250, Page 155, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Tract B:

Land in Davidson County, Tennessee, being the easterly parts of Lot No. 25. on the Plan of Jones and Hart's Subdivision, as of record in Plat Book 332, Page 43, Register's Office for said county, as more particulary described as follows:

Tract I: Being the easterly 125 feet of the northerly 100 feet of said Lot No, 25. Said easterly 125 feet of said lot fronts 125 feet on the southerly margin of Rock Street and 100 feet on the westerly margin of Plum Street and extends back 100 feet on the westerly line and 125 feet on the southerly line to a point in the rear.

Tract II: Being the easterly 154 feet of the southerly 100 feet of said Lot No. 25. Said easterly 154 feet of said Lot fronts 100 feet on the westerly margin of Plum Street and extends back between parallel lines 154 feet to a dead line.

Above property is also described as Follows:
Land in Davdison County, Tennessee, Beginning at an iron pin set (IPS) at the intersection of the southerly right of way of Rock Street (50' ROW) and the westerly right of way of Plum Street (50' ROW) thence with the westerly right of way of Plum Street, S 11 degrees 16' 09" W, 302.91' to an IPS at the northeasterly corner of J Harold Shankle Company as recorded in Deed Book 7177, Page 560, R.O.D.C.; thence with Shankle's northerly line, N 85 degrees 15' 00" W, 218.00' to an iron pin found at the easterly line of an unnamed alley; thence with said alley. N 11 degrees 45' 00" E, 100.00' to an IPS at the southwesterly corner of Jerry Moore, Sr., as recorded in Will Book 200000306, Page 21778, R.O.D.C.; thence with Moore the following calls: S 85 degrees 15' 00" E, 64.00' to an IPS; N 11 degrees 07' 51" E, 102.80' to an IPS; S 85 degrees 51' 24" E, 29.54' to an IPS; N 09 degrees 44' 08" E, 99.59' to an IPS on the southerly right of way of Rock Street; thence with Rock Street, S 85 degrees 15' 00" E, 126.58 to the point of beginning. Containing 1.14 acres, more or less, as surveyed by Arrowhead Survey on November 7, 2001.

Being same property conveyed to Craig A. Garner and wife, Katherine C. Garner by General Warranty Deed from R & R Mowers, Inc., a Kentucky Corporation recorded on the 25th day of February, 2002 in Instrument No. 20020225-0023524, in the Register's Office, Davidson County, Tennessee.