This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jennifer J. Moroney
David M. Moroney
2509 Fairfax Avenue
Nashville, TN 37212

SEND TAX BILL:

Mortgagee

Davidson County DEEDWARR
Recvd: 11/02/07 16:10 2 pgs
Fees:13.00 Taxes:1221.00
20071102-0129798

MORTGAGEE:
SunTrust Mortgage, Inc.
736 Market Street, M-C280
Chattanooga, TN 37402

MAP AND PARCEL:
Map 104-11
Parcel 146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ELLEN BROOKE VAUGHAN, N/K/A E. BROOKE VAUGHAN SCHROEDER, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JENNIFER J. MORONEY, unmarried and DAVID M. MORONEY, married, as joint tenants with the right of survivorship**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, BEING Lot No. 12 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County Tennessee.
>
> Said Lot No. 12 fronts 60 feet on the southerly margin of Fairfax Avenue, formerly Jones Avenue end extends back between parallel lines to an alley.
>
> Being the same property conveyed to ELLEN BROOKE VAUGHAN by deed from GEORGE N. DEGERBERG, III, MARRIED of record as Instrument No. 20000726-0073991, dated July 24, 2000, Register's Office for Davidson County, Tennessee. The said ELLEN BROOKE VAUGHAN has since married and is now known as E. BROOKE VAUGHAN SCHROEDER.
>
> David M. Schroeder joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of E. Brooke Vaughan Schroeder.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2509 Fairfax Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of October, 2007.

E. Brooke Vaughan Schroeder

David M. Schroeder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared E. BROOKE VAUGHAN SCHROEDER and DAVID M. SCHROEDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of October, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of October, 2007.

NOTARY PUBLIC

My Commission Expires: _____

NORA M. ADAMS
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES SEPTEMBER 19, 2011