WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/08 15:12 2 pg
Fees:13.00 Taxes:497.65

20080606-0058499

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,500.00**

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this 2nd day of June, 2008

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lionel J. Moreno	Guaranty Trust Company	074-16-O
(NAME)	(NAME)	(MAP)
5018 Bonnawell Drive	316 Robert Rose Dr.	078.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Phillip H. Kaelin, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lionel J. Moreno, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 407, on the Plan of Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Phillip H. Kaelin, by deed from Larry D. Abbott and Wanda J. Abbott, dated February 15, 2006, of record in Instrument No. 20060217-0019530, Register's Office for Davidson County, TN.

Phillip H. Kaelin and Phil Kaelin, are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5018 Bonnawell Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 2nd day of June, 2008.

Phillip H. Kaelin by Patricia Estes Atty-in-fact
Phillip H. Kaelin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Patricia Estelle Matranga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Phillip H. Kaelin, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Phillip H. Kaelin, the bargainor, by the said Patricia Estelle Matranga, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 2nd day of June, 2008.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN