WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100025119 DEEDWARR
Recvd: 04/27/10 15:31 2 pgs
Fees:12.00 Taxes:0.00
20100427-0031962

Oath Not Required – Transfer Into Revocable Trust by/for Grantor

THIS INSTRUMENT PREPARED BY:
James A. Denton, Attorney at Law, 1305 N. H St, Suite A, #193, Lompoc, CA 93436

ADDRESS NEW OWNERS AS FOLLOWS:
Geoffrey H. & Ruth Ann Moran as Trustees
1217 Stonebrook Dr.
Lompoc, CA 93436

SEND TAX STATEMENTS TO:
First Horizon Home Loans
1555 West Walnut Hill Ln, Ste. 200
Irving, TX 75038

MAP -PARCEL #
82-9-J-32.00CO

THIS WARRANTY DEED, executed this 22nd day of April, 2010, by Goeff Moran and wife, Ruth Ann Moran, Grantor, with Grantor's tax/mailing address being 1217 Stonebrook Dr., Lompoc, CA., 93436, to Geoffrey H. & Ruth Ann Moran as trustees under the provisions of a trust agreement dated the 21st day of August, 2009, establishing the trust known as the Geoffrey H. & Ruth Ann Moran Revocable Trust dated 8/21/09, Grantee, with Grantee's tax/mailing address being 1217 Stonebrook Dr., Lompoc, CA., 93436.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good and valuable consideration and for the sum of Ten Dollars ($10.00) in hand paid, by Grantee, the receipt of which is hereby acknowledged, and for which no lien, express or implied, does or shall exist, does hereby convey unto the Grantee all the right, title interest, lien equity and claim, either in law or in equity, which the Grantor has in and to the following described lot or parcel of land, situated in the City of Nashville, County of Davidson, State of Tennessee, together with all improvements located thereon, subject to all easements, rights-of-way, mineral reservations, mortgages and liens of record and protective covenants, if any, to wit:

Described as:

Land in Davidson County, Tennessee, being Unit No. 320 on the master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated , and as Established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 and further amended in Instrument No. 20060516-0057286, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan of Record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being part of the same property conveyed to Geoff Moran and wife, Ruth Ann by deed from Lawrence Bros., LLC, a Tennessee limited liability company, of record as Instrument No. 20060828-0105850 for Register's Office, for Davidson County, Tennessee.

This is improved property commonly known as 320 Van Buren St, Nashville, Tennessee, 37208

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

THE PROPERTY BEING CONVEYED:

1. [ ] is not a part of the homestead of Grantor, or
2. [X] is a part of the homestead of Grantor;

and if Grantor is married, the conveyance is joined by both Husband and Wife.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Geoff Moran

Ruth Ann Moran

James A. Denton Witness

Mail after recording to: [X] Preparer [ ] Grantee

State of California)
)
County of Santa Barbara)
)
)

On April 22, 2010 before me, Karen Theresa Work personally appeared Geoff Moran and Ruth Ann Moran who proved on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument in their authorized capacities and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karen Theresa Work

KAREN THERESA WORK
Commission # 1883972
Notary Public - California
Santa Barbara County
My Comm. Expires Mar 25, 2014