ADDRESS NEW OWNERS and
SEND TAX BILLS:
STEPHEN J. MOLNAR, JR. and wife,
KIMBERLY P. MOLNAR
4256 Brackenwood Dr.
Old Hickory, TN 37138

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
41-5-6

BOOK 9610 PG 719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand ($35,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to STEPHEN J. MOLNAR, JR. and wife, KIMBERLY P. MOLNAR, as tenants by the entirety, hereinafter called the GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed of record in Book 5635, Page 392, Register's Office for Davidson County, Tennessee.
>
> Subject to all restrictions and easements of record and all matters shown on the above referenced plat.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BOOK 9610 PG 720

GRANTEES shall not change names of streets in said subdivision.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 28 day of February, 1995.

KHUSHRU H. FRENCHMAN

RITA K. FRENCHMAN

7163 03/03 0101 03CHECK 138.50

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, the within named bargainors 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 in Hendersonville, Tennessee, this 28 day of February, 1995.

NOTARY PUBLIC

My Commission Expires:

1/3/98

95 MAR -3 AM 11:21

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

39162

MAIL ENV.

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 35,000.00.

AFFIANT

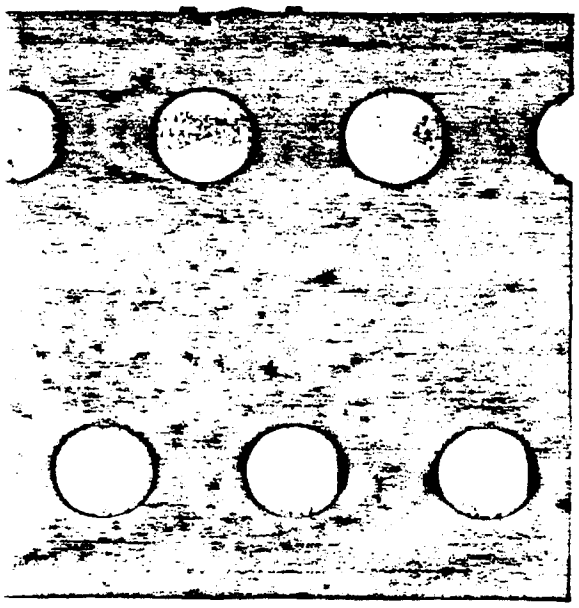
Subscribed and sworn to before me, this the 1st day of ~~February~~ March, 1995.

NOTARY PUBLIC

My Commission Expires:

1/3/98

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

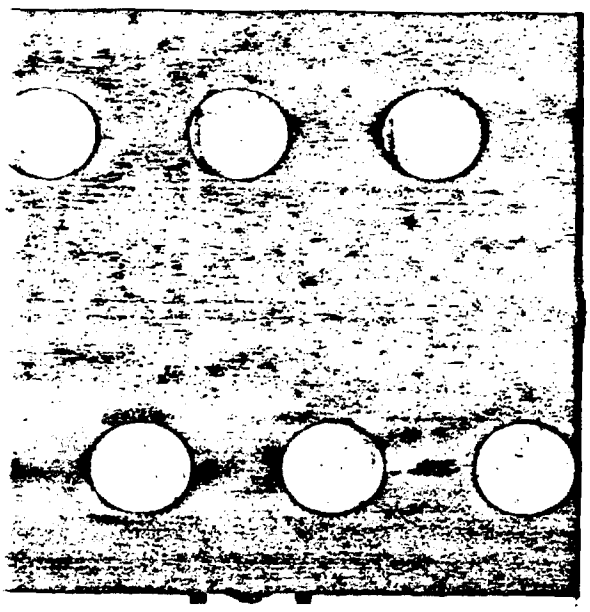
RECEIVED OF _____

FOR _____

BOOK 9610 PG 721

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/95 01 11:22 0001 7163

39162
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 11:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886812