This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Instr:200006020055284 Page: 1 OF 2
REC'D FOR REC 06/02/2000 3:55:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $602.92

ADDRESS NEW OWNER:
Eugene Molles
944 Blue Mountain Lane
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 180
Brentwood, TN 37027

MAP **135-14**
GROUP **A**
PARCEL **191.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Norman Gregory Triplett, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Eugene Molles and wife, Kelly Trentman**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, page 524, said Register's Office.
>
> Being the same property conveyed to Norman Gregory Triplett, married by deed from Larry Wayne Hunt and wife, Thelma Hunt of record in Book 10621, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 944 Blue Mountain Lane, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Leslie L. Triplett, spouse of Norman Gregory Triplett, hereby joins in this conveyance transferring all her right, title, and interest in said property, maritalor otherwise.

WITNESS our hands this the 31st day of May, 2000.

Norman Gregory Triplett

Leslie L. Triplett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Norman Gregory Triplett and Leslie L. Triplett**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2000.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $162,950.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2000.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001