Box 28A

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OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 09/18/02 11:11 2pgs
Fees:13.00 Taxes:173.90

20020918-0113830

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2002

NOTARY PUBLIC

My Commission expires: 7/29/06

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO.	MAP & PARCEL NUMBERS:
GREGORY POWELL and DEBRA ANN POWELL	GREGORY POWELL AND DEBRA ANN POWELL	Map:041-05 Parcel:06
(NAME) 4135 FARMVIEW DRIVE	(NAME) 4135 FARMVIEW DRIVE	Map: Parcel:
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS) NASHVILLE, TN 37218	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 02090162

Warranty Deed

For and in Consideration Of the sum of $47,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

STEPHEN J. MOLNAR JR. and wife, KIMBERLY P. MOLNAR

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GREGORY POWELL and wife, DEBRA ANN POWELL

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, 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 the same property conveyed to Stephen J. Molnar, Jr. and wife, Kimberly P. Molnar, by deed from Khushru H. Frenchman and wife, Rita Frenchman, of record in Book 9610, page 719, said Register's Office.

This is unimproved property known as 4160 CREEK TRAIL DRIVE, Whites Creek, Tennessee 37189

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17th day of September, 2002

STEPHEN J. MOLNAR JR.

KIMBERLY P. MOLNAR

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named STEPHEN J. MOLNAR JR. and KIMBERLY P. MOLNAR, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 17th day of September, 2002.

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission expires: 7/29/06