Return to:
04-00297

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
[illegible], TN 37027
[illegible]

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $182,500.00

Affiant

Subscribed and sworn to before me, this 4 day of June, 2004.

Notary Public
My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE TENNESSEE WILSON CO.

Davidson County DEEDWARR
Recvd: 06/09/04 16:01 2pgs
Fees:13.00 Taxes:675.25
20040609-0068511

06-0405-71252

Address of New Owner:	Send Tax Bills to:	Tax Information
Damian Molony	Bank of America	98-13-A
4748 Cape Hope Pass	PO Box 35140	47
Hermitage TN 37076	Louisville, KY 40202	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wesley S.K. Daniel, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Damian Molony, hereinafter called the Grantee, his successors 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. 47 on the Plan of Phase One, Section Two, New Hope Point, of record in Plat Book 9700, Page 431, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wesley S.K. Daniel by deed from Derek Harris, an unmarried man, and Christie Strickland, an unmarried woman, dated 03-30-00, of record in Instrument No. 200004040033745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4748 Cape Hope Pass, Hermitage, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of June, 2004.

Wesley S.K. Daniel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wesley S.K. Daniel, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 4th day of June, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.