ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Randy Molner Dianne T. Lee 824 Fitzpatrick Rd. Nashville TN 37214	New Owner	MAP and PARCEL 120-2 56

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 08/18/04 12:05 2pgs
Fees:13.00 Taxes:209.05

20040818-0099845

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Chester Elkins, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Randy Molner and Dianne T. Lee, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the Map of Miro Meadows, as of record in Book 1424, Page 94 and 95, Register's Office for said County. Said Lot No. 240 front 60 feet on the north side of Vultee Boulevard and runs back between lines, 170 fet on the east line, 173.1 feet on the west line to a dead line on which it measures 75 feet.

Being the same property conveyed to Melvin Chester Elkins and wife, Ruby Corinne Elkins, by Warranty Deed dated July 21, 1953, from Armand F. Cummings and wife, Mary A. Cummings, of record in Book 2153, Page 457, Register's Office for Davidson County, Tennessee. The said Ruby Corinne Elkins died on March 23, 2001, leaving Melvin Chester Elkins as the sole surviving tenant by the entirety. Melvin Chester Elkins is one and the same person as Chester Elkins.

This is property with a common address of 1304 Vultee Blvd., Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 1424, Page 94, said Register's office and all matters therein.

Property conveyed "AS IS."

STATE OF TENNESSEE
COUNTY OF Wmson or Williamson

The actual consideration or value, whichever is greater for this transfer is $56,500.00

Affiant

Subscribed and sworn before me this 17th day of August, 2004.

Notary Public

My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **August, 2004**.

Chester Elkins by Ken W. Elkins, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17th day of August 2004, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ken W. Elkins,** with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Chester Elkins,** and is authorized by Chester Elkins to execute this instrument on his behalf by virtue of a Durable Power of Attorney for Financial Matters recorded simultaneously herewith in Instrument No. 20040818-0099843, said Register's Office.

Witness my hand and official seal at office, this 17th day of August 2004.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28, 2006

File No. 0408-143.wd