WARRANTY DEED

FILE BOX #5

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,900.00

Roman Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2004.

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roman Weber	First Horizon Home Loan Corporation	Map 84
2800 Capella Court	P.O. Box 146	Group 16
Nashville, TN 37214	Memphis, TN 38101	Parcel 185

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christopher J. Ladner and wife, Cynthia A. Ladner

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

Roman Weber, a single person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 10, on the Plan of Nob Hill, of record in Plat Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher J. Ladner and wife, Cynthia A. Ladner, by deed from Jeffrey L. Mongold and wife, Rita L. Mongold, of record in Book 9719, Page 615, said Register's Office, dated June 30, 1995.

This conveyance is subject to Restrictions of record in Book 2698, Page 468 and Book 6663, Page 358, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 31, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 4867, Page 195, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2800 Capella Court, Nashville, TN 37214

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of August, 2004.

Christopher J. Ladner

Cynthia A. Ladner

Davidson County DEEDWARR
Recvd: 08/31/04 12:34 2pgs
Fees:13.00 Taxes:536.13

20040831-0105202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher J. Ladner and wife, Cynthia A. Ladner, 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 and official seal at Nashville, Tennessee, this 30th day of August, 2004.

My Commission Expires: 01/29/05

Notary Public

