WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/04 11:00 2pgs
Fees:13.00 Taxes:1021.20

20040929-0117074

State of Tennessee)
County of Davidson)

G#2693-2

The actual consideration or value, whichever is greater, for this transfer is **$276,000.00.**

Terri Jackson
Affiant

Subscribed and sworn to before me, this the 27th day of September, 2004.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DNA MIRACLE PROPERTIES, LLC	**"NEW OWNER"**	**Map 104-15-0, Parcel 054.00**
40 Middleton Street		
Nashville, TN 37210		

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,

JOHN MOLTENI and wife, JEANETTE MOLTENI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DNA MIRACLE PROPERTIES, LLC, a Tennessee limited liability company

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:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 80 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 80 fronts 50 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, with the easterly margin of 28th Avenue South, 160.5 feet to a dead line.

BEING the same property conveyed to William Molteni and wife, Nell Molteni, by Installment Deed dated September 14, 1956, from Fred W. Schmidt and wife, Bertha D. Schmidt, of record in Book 2594, Page 523, Register's Office for Davidson County, Tennessee. The said William Molteni died January 20, 1976. The property was further conveyed to John Molteni by Quitclaim Deed from Nell Molteni, as surviving tenant by the entirety, of record in Book 8351, Page 69, said Register's Office.

THIS conveyance is subject to an easement for an 8-inch sewer as stated in the Deed of record in Book 2594, Page 523, said Register's Office; Easement for cut and fill slopes granted to the City of Nashville of record in Book 1682, Page 241, said Register's Office; any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the GRANTOR herein.

JEANETTE Molteni, spouse of the above named John Molteni, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the hereinabove described property, especially her marital rights.

This is IMPROVED (__X__) unimproved (____) property, known as: **2624 Ashwood Avenue, Nashville, TN 37212** .

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 convenant 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 my/our hand(s) this **27th** day of **September, 2004.**

John Molteni
JOHN MOLTENI

Jeanette Molteni
JEANETTE MOLTENI

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 **JOHN MOLTENI and wife, JEANETTE MOLTENI,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **September, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05