WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00** Affiant Subscribed and sworn to before me, this 30th day of September, 2004 Notary Public MY COMMISSION EXPIRES: 5/22/ (AFFIX SEAL)

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Davidson County DEEDWARR
Recvd: 10/04/04 12:18 2pgs
Fees:13.00 Taxes:229.40

20041004-0119191

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Randy S. Molner	Union Planters Bank, N. A.	120-2
(NAME)	(NAME)	(MAP)
1312 Kermit Drive	7130 Goodlett Farms Pkwy.	14
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	Cordova, TN 38018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ajitrai Rana and wife, Hansaben Rana, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Randy S. Molner and wife, Dianne T. Lee , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 127, on the Plan of Miro Meadows, of record in Plat Book 1424, pages 94 and 95, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ajitrai Rana and wife, Hansaben Rana, by deed from A. B. Petty, Executor of the Estate of William Sanford Petty, deceased, dated September 22, 1994, of record in Book 9491, page 959, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1312 Kermit Drive, Nashville, Tennessee 37217

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 my/our hand(s) this 30th day of September, 2004.

Ajitrai Rana

Hansaben Rana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ajitrai Rana and Hansaben Rana with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of September, 2004.

Notary Public

My Commission Expires:

