WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/05 11:16 1 pgs
Fees:13.00 Taxes:386.65

20050104-0001086

MOONEY-H04324

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00.

Michelle Ande Masitis Mooney
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF December, 2004.

Allison W. Egan
Notary Public

(Affix Seal)

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC, 120 Anderson Lane
HENDERSONVILLE, TN 37075, 615-264-8727

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michelle Ande Masitis-Mooney, married	First Horizon Home Loan Corp. ISAOA	83-13-436
1509 Lillian Street	P.O. Box 19664	
Nashville, TN 37206	Irvine, CA 92623-9664	

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, **JOHN KEIGHTLEY AND JASON PAPUCHIS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **MICHELLE ANDE MASITIS-MOONEY, A MARRIED WOMAN, AS HER SOLE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 140 of Block "0" on the Map of the Lindsley Home Place, of record in Book 2, Page 92, Chancery Court of Nashville, Tennessee.

Said Lot fronts 50 feet on the north side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Keightley and Jason Papchuis by Warranty Deed from B.R. Milliken of record in Instrument 20040617-0072035 and re-recorded in Instrument 20040901-0105986 filed on June 15, 2004, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1509 Lillian Street, Nashville, Tennessee 37206 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 December, 2004 :

John Keightley by Jason Papchuis AIF — Jason Papchuis

John Keightley, BY JASON PAPUCHIS, ATTORNEY IN FACT **JASON PAPUCHIS**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named **JASON PAPUCHIS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at HENDERSONVILLE, TENNESSEE, this 30th day of December, 2004.

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 09/08/07

Allison Egan
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared **JASON PAPUCHIS**, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for **JOHN KEIGHTLEY** and as such Attorney in Fact for JOHN KEIGHTLEY, executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal at the office in Hendersonville, Tennessee on this 30TH day of December, 2004.

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission expires: 09/08/07

Allison Egan
Notary Public