WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/05 14:58 2 pgs
Fees:13.00 Taxes:229.40

20050124-0008711

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Dianne T. Lee
Affiant

Subscribed and sworn to before me this 24th day of January, 2005

Notary Public
My Commission expires: 1/28/2006
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dianne T. Lee	Union Planters Bank NA DBA Regions Mortgage	120-01-0-63.00
824 Fitzpatrick Rd.	7130 Goodlett Farms Pkwy	
Nashville TN 37214	Cordova, TN 38016	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tom F. Cone**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dianne T. Lee and husband, Randy S. Molner**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Miro Meadows, First Addition, as of record in Book 1424, page 106, Register's Office said County.

Said Lot No. 23 fronts 65 feet on the southerly side of Catine Drive, and runs back 198.3 feet on the westerly line and 180.55 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 82.4 feet thereon.

Being the same property conveyed to Tom F. Cone, Solely, by deed from Charles Kelley and wife, Sharon Kelley, on August 27, 1986, of record in Book 6964, page 528, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 106, Register's Office Davidson County, Tennessee.

This is improved property known as: **1225 Catina Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 24, 2005.

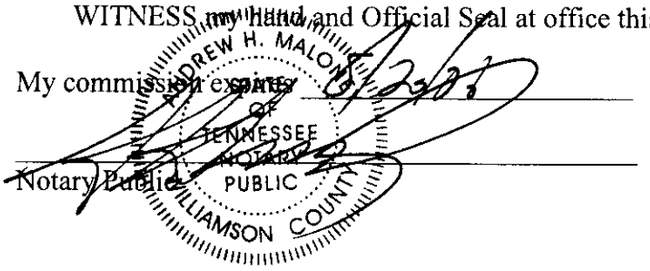
Tom F. Cone
Tom F. Cone

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tom F. Cone** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 24, 2005

My commission expires: 8/2/08



Notary Public