This Instrument Prepared by Raabia N. Halani
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

Davidson County DEEDWARR
Recvd: 03/09/05 14:37 2 pg
Fees:13.00 Taxes:1102.60

20050309-0026345

STFM-14513

WARRANTY DEED

THIS INDENTURE, made this 4th day of January, A.D., 2005, between **STEPHANIE R. MOLLICA, unmarried**, of the City of Jefferson, State of Kentucky, First Parties, and **LandAmerica OneStop, Inc. Trust, dated May 1, 2003**, of the City of Wayne, State of Pennsylvania, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Two Hundred Ninty-Eight Thousand ($298,000.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Final Plat of Oakmont Subdivision, Phase One, a Planned Unit Development, of record in Plat Book 7900, page 479 as amended in Plat Book 7900, page 480, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same premises which Robin E. Lovett and wife, Suzanne E. Lovett, by Deed dated August 6, 2004 and recorded in DAVIDSON County, Tennessee in Instrument No. 20040810-0096380, Page , granted and conveyed unto Stephanie R. Mollica, unmarried, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

x S R Mollica (L.S.)
Stephanie R. Mollica

_____(L.S.)

_____(L.S.)

STATE OF~~TENNESSEE~~ x Kentucky
COUNTY OF xJefferson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **STEPHANIE R. MOLLICA, unmarried**, the within named bargainor, 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 office, in x Jefferson County, this x 4 day of Jan 20 05

x Jaime Ludwig
Notary Public

My Commission expires x July 1, 2006

Seal

JAIME LUDWIG
STATE AT LARGE KENTUCKY
NOTARY PUBLIC

m/p 172-05-0-A-018.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER LandAmerica One Stop Tax Trust dated May 1, 2003
ADDRESS 741 West Lancaster Ave 19087
Wayne, PA 19087

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
New Owner
ADDRESS New Owner

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 298,000.00 . Affiant _____.

Subscribed and sworn to before me this 4 day of Jan. 20 05.

Notary Public ~~Jaime Ludwig~~ Amy Leathers

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY