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 14:38 2 pg
Fees:13.00 Taxes:1102.60
20050309-0026346

STFM-14513

WARRANTY DEED

THIS INDENTURE, made this 28th day of February, A.D., 20 05, between **LandAmerica OneStop, Inc. Trust, dated May 1, 2003** of the City of Wayne, State of Pennsylvania First Parties, and

Douglas G. Lessly of the City of Brentwood, State of Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Two Hundred Ninety-Eight Thousand dollars Dollars ($ 298,000.00) 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 Stephanie R. Mollica, unmarried, by Deed dated and recorded in DAVIDSON County, Tennessee in Deed Book Volume * , Page , granted and conveyed unto LandAmerica OneStop, Inc. Trust, dated May 1, 2003, in fee.

*20050309-0026345

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

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 heirs and assigns forever.

And said First Parties, for themselves and for their successors, 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 allencumbrances 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.)

_____(L.S.) Eleanore F. Walker (L.S.)
Trustee under Declaration
of Trust dated May 1, 2003
LandAmerica Onestop, Inc. Trust UAD 5/1/03

STATE OF PENNSYLVANIA }
COUNTY OF Chester }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eleanore F. Walker, Trustee ~~and~~ **of the Land America OneStop, Inc. Trust** ~~Trustees under Declaration of Trust~~ **dated May 1, 2003**, 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. ***in the capacity and

Witness my hand and official seal at office, in _____County, this 23rd day of February 2005

Judith A. Schuhl
Notary Public

NOTARIAL ~~SEAL~~
Judith A. Schuhl, Notary Public
Tredyffrin Twp., Chester County
My commission expires March 19, 2008

My Commission expires _____

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

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Douglas G. Lessly
ADDRESS 5129 Grand Oak Way
Brentwood, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
1st Trust Bank for Savings
ADDRESS P.O. Box 17257, Memphis, TN 38187-0257

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 28th day of February 20 05.

Notary Public _____

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005