Box 14A

File No. 17754-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 09:35 2 pgs
Fees:13.00 Taxes:599.10
20050502-0048256

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$161,920.00.** Angela Batson

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2005. Deborah H Berrie

Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jane E. Molteni	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**Map 105-14-0-A, Parcel 016co**
2052 Elliott Avenue	**P. O. Box 146**	
Nashville, TN 37204	**Memphis, TN 38101**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Craighead Patten Properties II, a Tennessee general partnership, by Craighead Development, LLC, a Tennessee limited liability company, its managing partner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jane E. Molteni, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 2052 in Waverly Place II, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Craighead Patten Properties II, a Tennessee general partnership by deed from Tucker Wills, Thelma Rucker, Lucille Anderson Belinda Magee and Charles H. Dixon, Trustees of the Community Missionary Baptist Church, an unincorporated religious association, of record in Instrument No. 20040305-0025510, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040909-0109214, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **2052 Elliott Avenue, Nashville, TN 37204**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand(s) this 27th day of April, 2005.

Craighead Patten Properties II, a Tennessee general partnership,
by Craighead Development, LLC, a Tennessee limited liability company,
its managing partner

Carl A. Neuhoff

Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Assistant Chief Manager of C**raighead Patten Properties II**, a Tennessee general partnership, by Craighead Development, LLC, its managing partner and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Carl A. Neuhoff, Jr.** as Assistant Chief Manager.

Witness my hand, at office in Nashville, Tennessee, this **27th** day of **April, 2005.**

Notary Public

My Commission Expires: 5/29/05

DEBORAH M. O'NEIL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.