Davidson County DEEDWARR
Recvd: 06/19/06 16:03 2 pgs
Fees:13.00 Taxes:394.05

20060619-0073169

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $106,500.00.

Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 14th day of June, 2006.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Sarah Hills-Mollenhauer and Troy Mollenhauer 4044 Navaho Trail Nashville, TN 37211	New Owner	148-15-132

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronald L. Stone, Sr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Hills-Mollenhauer and husband, Troy Mollenhauer**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Apache Hills, Section Five, Part Two, of record in Book 5050, Page 39, Register's Office for said County.

SAID Lot No. 26 fronts 42.94 feet on the Easterly margin of Navaho Trail and extends back 97.00 feet on the Northerly line and 106.00 feet on the Southwesterly line to a dead line in the rear, measuring 144.90 feet thereon.

BEING the same property conveyed to Ronald L. Stone et ux Alice C. Stone, by Warranty Deed from Redi-Built Products, Inc., a Tennessee Corporation, dated September 26, 1977, recorded October 6, 1977 of record in Book 5206, Page 381, Register's Office for Davidson County, Tennessee, and thence to Ronald L. Stone, Sr. by Quitclaim Deed from Alice Rye Williams, dated October 18, 1994, recorded October 24, 1994, of record in Book 9500, Page 477, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

2006 Davidson County taxes $1,451.56 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 4044 Navaho Trail, Nashville, TN 37211

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 14th day of June, 2006.

Ronald L. Stone, Sr.

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 **Ronald L. Stone, Sr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075