22-1-178

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,500.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2003.

Notary Public
My commission expires: 11-26-05

Davidson County DEEDWARR
Recvd: 01/17/03 13:38 2pgs
Fees:13.00 Taxes:316.35
20030117-0007819

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Dinger 380 Huntington Ridge Dr. Nashville TN 37211	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste. 400 Franklin, TN 37067	19-161.11-0A 038.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rita K. Karam Goldman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Dinger [redacted], hereinafter called the Grantees, their successors 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. 38 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rita K. Karam, unmarried, by deed from Erma Jean Roberson, unmarried, of record in Book 9581, Page 878, Register's Office for Davidson County, Tennessee. Rita K. Karam and Rita K. Karam Goldman being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 380 Huntington Ridge Dr., 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of January, 2003.

Rita K. Karam Goldman
Rita K. Karam Goldman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rita K. Karam Goldman, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 10th day of January, 2003.

Notary Public

My Commission expires 3-14-05