WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/03 16:15 2pgs
Fees:13.00 Taxes:386.65

20030627-0089658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June 2003

Notary Public

MY COMMISSION EXPIRES 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip E. Dildine (NAME)	PHH Mortgage Services (NAME)	MAP 156
381 N. Birchwood Drive (ADDRESS)	3000 Leadenhall Road (ADDRESS)	GROUP 02-0
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	PARCEL 188

FOR AND 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 ACKNOWLEDGED, WE, John O. Dimowo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip E. Dildine and wife, Jacquelyn M. Schuster

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:

BEING Lot 740, Section Two, Harpeth Woods, of record in Book 5200, Page 280, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John O. Dimowo by deed from Timothy A. Brown and wife, Susan Brown of record in Book 9816, Page 757, Register's Office, Davidson County, Tennessee.

This is investment property and is not subject to marital rights.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5884, Page 840, said Register's Office.

This conveyance is subject to public utility and drainage easement, drainage easement, Scenic Rivers Easement, and minimum building setback line of record in Book 5200, Page 280, said Register's Office.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

unimproved ( )
This is improved (X) property, known as 813 Harpeth Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 20th day of June 2003

John O. Dimowo

John O. Dimowo

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____ _____

Notary Public

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John O. Dimowo the bargainor(~~s~~), ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Walnut, California, this the 20th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: April 21, 2007

ESI1 JUDY H. CHO COMM. #1412724 Notary Public-California LOS ANGELES COUNTY My Comm. Exp. April 21, 2007 ESI1