# WARRANTY DEED

B-CBB-03-1005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sabrina M. Cipriano | CitiMortgage, Inc. | |
| 1005 Hickory Bark Court (ADDRESS) | 1000 Technology Drive (ADDRESS) | 172-14-A-129 CO |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZP) | O'Fallon, MO 63304 (CITY) (STATE) (ZP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELLIOTT DASSOW AND KAREN DASSOW, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SABRINA M. CIPRIANO AND JOHN A. CIPRIANO, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Three, Wexford Downs, of record in Instrument Number 20000810-0079246, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elliott Dassow and Karen Dassow by Deed dated November 25, 2002 and filed for record on December 9, 2002 in Instrument Number 20021209-0151522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 10500, Page 444; Deeds of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149 and Page 177, Register's Office for said County.

Bell South Easements of record in Deed Book 10529, page 560, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 10292, Page 51, Book 10792, Page 822 and Instrument Number 20000810-0079498, Register's Office of said County.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 1005 Hickory Bark Court, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of September, 2003.

Elliott Dassow

Karen Dassow

Davidson County DEEDWARR
Recvd: 10/02/03 12:44 2pgs
Fees:13.00 Taxes:947.20

20031002-0145678

STATE OF Tennessee

COUNTY OF Davidson

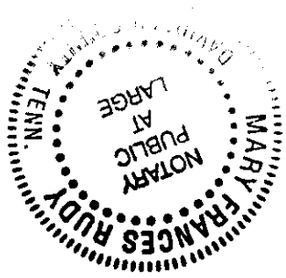
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Elliott Dassow and Karen Dassow, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of September, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903