Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,218.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2003. Notary Public My Commission Expires: 7/17/06

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-03K1350

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Erin N Anderson and Benjamin J Anderson	ABN AMRO Mortgage Group, Inc.	161-04-36
5205 Larkway Drive	2600 W Big Beaver Road	
Nashville, Tennessee 37211	Troy, MI. 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHELLE KADAR AND HUSBAND, JON L MOORE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ERIN N ANDERSON AND HUSBAND, BENJAMIN J ANDERSON, 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. 27 on the Map of Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Kadar and husband, John L. Moore by deed from Gerald Vetitoe and Roy Vetitoe, as tenants in common each owning a one-half equit share with survivorship, of record in Book 10961, page 224, executed on 05-29-98, and recorded on 06-04-98, Register's Office for Davidson County, Tennessee. Michelle Kadar and Michelle Moore are one and the same.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5205 Larkway Drive, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that 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, 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 **15th** day of **December, 2003**:

Michelle Kadar

Jon L Moore

Davidson County DEEDWARR
Recvd: 12/18/03 14:44 1pgs
Fees:13.00 Taxes:470.71
20031218-0180699

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHELLE KADAR AND HUSBAND, JON L MOORE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of December, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.