This Instrument Was Prepared By:

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:

Steltemeier & Westbrook, Attorneys
2002 Richard Jones Road, C-101
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/05/04 15:36 2pgs
Fees:13.00 Taxes:455.10

20041005-0120064

BOX 15

STATE OF TENNESSEE
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 123,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of September, 2004.

Notary Public

NOTARY PUBLIC
Commission Expiration:

WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
JENNIFER A. HATTEN	AIG Federal Savings Bank	4505 HARDING PIKE #157 NASHVILLE, TN 37205
4505 Harding Pike #157	400 King Street	PROPERTY ADDRESS: SAME
Nashville, TN 37205	Wilmington, DE 19801	

MAP PARCEL NUMBER
116-3-B-157CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **LESLIE M. TOMASINO, UNMARRIED** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **JENNIFER A. HATTEN,** unmarried ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 157 ON THE PLAN OF ROYAL OAKS APARTMENTS OF RECORD IN BOOK 5200, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 4505 HARDING ROAD HOMEOWNER'S ASSOCIATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 5282, PAGE 972, SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO LESLIE M. TOMASINO, UNMARRIED, BY WARRANTY DEED OF KENDALL J. MOFFAT, UNMARRIED, RECORDED APRIL 3, 2000 IN INST. NO. 20004030033209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This property is known as 4505 HARDING PIKE, #157, NASHVILLE, TN 37205

This property is subject to all Master Deed and By-Laws contained in the instruments of record in Book 5282, Page 972; all matters shown on the Plat of record in Book 5200, Page 45 and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 30th day of September, 2004

Leslie M. Tomasino (GRANTOR)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leslie M. Tomasino** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WILLIAM DAVIS NOTARY PUBLIC

Witness my hand and official seal this the 30th **day of September, 2004.**

Notary Public

My Commission Expires: My Commission Expires FEB. 27, 20