PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of **November, 2004, by and between ROSS K. KRUTSINGER and MICHELLE A. KRUTSINGER, HUSBAND AND WIFE, hereinafter called Grantors, and DIANE M. FALCONE, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROSS K. KRUTSINGER and MICHELLE A. KRUTSINGER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto DIANE M. FALCONE, UNMARRIED,hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1611 RIVERSIDE DRIVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Ross K Krutsinger
ROSS K. KRUTSINGER
Signature of Seller

Michelle A. Krutsinger
MICHELLE A. KRUTSINGER
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/02/04 08:58 3pgs
Fees:18.00 Taxes:538.35
20041202-0143385

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROSS K. KRUTSINGER and MICHELLE A. KRUTSINGER, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th **day of November, 2004.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

Name and Address of Property Owner:

DIANE M. FALCONE, UNMARRIED

1611 RIVERSIDE DRIVE
NASHVILLE, TENNESSEE 37216

Property Address:

1611 RIVERSIDE DRIVE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

AMERICAN HOME MORTGAGE
P.O. BOX 3050
COLUMBIA, MARYLAND 21045-6050

Map & Parcel #: MAP 72-15, PARCEL 209

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$145500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Diane M. Falcone
Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of **November, 2004.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7518

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Riverside Drive Subdivision as of record in Plat Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to ROSS K. KRUTSINGER AND WIFE, MICHELLE A. KRUTSINGER, by Warranty Deed from WILL EDWARD BATTLE, UNMARRIED, of record as Instrument Number 20040525-0061277, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 72-15, PARCEL 209).

2. All matters as set forth on the Plan of Riverside Drive Subdivision, of record in Plat Book 974, pages 60-61, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.