Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2005. Notary Public (Affix Seal) My Commission Expires: 6-3-06

WARRANTY DEED

ORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-05B0089

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#:
Danielle M. Edwards and Jerome R. Edwards	ABN AMRO Mortgage Group, Inc.	117-02-0-D-007.00 CO
3023 Woodlawn Drive	2600 W. Big Beaver Road	
Nashville, Tennessee 37215	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, DEAN M. CARUCCI AND WIFE, MONIQUE A. LEGENDRE now known as MONIQUE L. CARUCCI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DANIELLE M. EDWARDS AND WIFE, JEROME R. EDWARDS, 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 Unit No. 7 on the Plan of Clairmont Condominiums, of record in Book 6200, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean M. Carucci and Monique A. Legendre by Warranty Deed from Brian Richard Lindman, a married man, of record in Instrument No. 20030129-0012381, dated 1/29/2003 Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **3023 Woodlawn Drive, Nashville, Tennessee 37215**

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 a 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.

Davidson County DEEDWARR
Recvd: 02/24/05 10:29 2 pgs
Fees:13.00 Taxes:839.90
20050224-0020348

Witness my/our hand(s) this **18th** day of **February, 2005**:

Dean M. Carucci

Monique L. Carucci

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 DEAN M. CARUCCI AND MONIQUE A. LEGENDRE CARUCCI, 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 18th day of February, 2005.

Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.