WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

LARRY D. OSBORNE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB. 10, 2008

RECORD AND RETURN TO:
AM TITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE 111
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Love	AMERICAN HOME MORTGAGE	MAP 145-07 PARCEL 18
(NAME)	(NAME)	
1524 Dresden Circle	520 BROADHOLLOW ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	MELVILLE, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES K. KINZER, by and through Julie Mogan, Attorney in Fact, AND WIFE, RITA M. KINZER, by and through Julie Mogan, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. LOVE AND WIFE, SUSAN L. LOVE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 21 on the Plan of Hillmont Estates, Section 1, of record in Book 3700, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles R. Kinzer and wife, Rita M. Kinzer by deed of record in Book 9357, page 318, Register's Office for Davidson County, Tennessee.

JULIE MOGAN executes this instrument as Attorney in Fact for CHARLES K. KINZER AND WIFE, RITA M. KINZER pursuant to Limited Power of Attorney recorded in Instrument No. X, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract.

#20050720-0084486

This is improved property, known as 1524 Dresden Circle, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 15th day of July, 2005.

Charles K. Kinzer
Charles K. Kinzer

Julie Mogan, Attorney in Fact
BY: JULIE MOGAN, Attorney in Fact
His

Rita M. Kinzer
Rita M. Kinzer

Julie Mogan, Attorney in Fact
BY: JULIE MOGAN, Attorney in Fact
Her

Davidson County DEEDWARR
Recvd: 07/20/05 15:13 2 pgs
Fees:13.00 Taxes:1868.50

20050720-0084487

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JULIE MOGAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for CHARLES K. KINZER AND WIFE, RITA M. KINZER and is authorized by CHARLES K. KINZER AND WIFE, RITA M. KINZER to execute this instrument on their behalf.

WITNESS my hand and official seal this 15th day of July, 2005.

NOTARY PUBLIC

My commission expires: 2-10-08

