THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 4801

Davidson County DEEDWARR
Recvd: 09/21/05 08:27 2 pgs
Fees:13.00 Taxes:592.00
20050921-0113279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 ($160,000.00) DOLLARS, cash in hand paid by ALFRED J. AMOROSO and wife, MYRA L. AMOROSO, receipt of which is hereby acknowledged, I, MELONY M. BAUMAN, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said ALFRED J. AMOROSO and wife, MYRA L. AMOROSO, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of the Re-Subdivision of Lots 49 and 50, Harpeth Park, Section II, a plat of which is of record in Plat Book 4350, Page 5, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Melony M. Bauman, unmarried, by deed from William Lester Varden and wife, Beverly F. Varden, dated April 28, 1995, and of record in Book 9657, Page 821, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations of record in Book 3990, Page 68; and further subject to all matters shown on plat of record in Plat Book 4350, Page 5, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Esterbrook Drive.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ALFRED J. AMOROSO and wife, MYRA L. AMOROSO, their heirs and assigns, forever. And I do covenant with the said ALFRED J. AMOROSO and wife, MYRA L. AMOROSO, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2005 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ALFRED J. AMOROSO and wife, MYRA L. AMOROSO, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 15th day of September, 2005.

Melony M. Bauman
MELONY M. BAUMAN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MELONY M. BAUMAN, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 15th day of September, 2005.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 7-20-2009

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 15th day of September, 2005.

NOTARY PUBLIC

JOSEPH M. BARRETT
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN.

My Commission Expires: July 20, 2009

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Tax Map 128-14
Parcel No. 58

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. Alfred J. Amoroso
8071 Esterbrook Drive
Nashville, TN 37221-1832