Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **September, 2005** by and between **Andrew Dinger** , herein after referred to as GRANTOR, and **Jon Michael Adinolfi and Karin Adinolfi** , herein after referred to as 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 38 on the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Huntington Ridge Townhouse of record in Plat Book 4675, page 9, Register's Office for said County.

2) Restrictions of record in Book 4729, page 687, as amended in Book 4889, page 905 and Book 5394, page 243, Register's Office for said County.

3) Easement Agreement for ingress and egress of record in Book 6396, page 896, Register's Office for said County.

4) Charter of record in Book 4499, page 443, Register's Office for said County.

5) Homeowners association charter of record in Book 4729, page 682 and Book 4890, page 84, Register's Office for said County.

Being the same property conveyed to Andrew Dinger, by Warranty Deed from Rita K. Karam Goldman, unmarried dated January 10, 2003 and recorded January 17, 2003 of record in instrument 20030117-0007819, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 380 Huntington Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Andrew Dinger by Adinolfi AIF
Andrew Dinger
Signature of Seller

Davidson County DEEDWARR
Recvd: 10/03/05 10:07 2 pgs
Fees:13.00 Taxes:358.90

20051003-0118265

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **23rd** day of **September, 2005** before me personally appeared DeAnne Cotthoff , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Dinger , and acknowledged that he/she executed the same as the free act and deed of said Andrew Dinger .

Witness my hand, at office, this **23rd** day of **September, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Jon Michael Adinolfi and Karin Adinolfi
380 Huntington Ridge Drive, Nashville, TN 37211

Send Tax Statements to:
OWNER
_____, _____

Map & Parcel 161.11-OA-038.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$97,000.00** 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.

Karen B. Rohlig
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **September, 2005.**

Notary Public

THOMAS I. BOTTOFF NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.

My Commission Expires: 1/27/06

~~RETURN TO~~:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-401