(1)

Davidson County DEEDWARR Recvd: 01/24/06 11:12 2 pg Fees:13.00 Taxes:1109.63 20060124-0009047	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $299,900.00 Affiant Subscribed ~~and sworn~~ to before me, this 19th day of January, 2006. Notary Public My commission expires: 1/21/2007

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Karp **Marian Karp**	Crescent Mortgage	**103-04-0-392.00**
4101 Nebraska Avenue	5881 Glenridge Dr. Suite 170	
Nashville, Tennessee 37209	Atlanta, GA 30328	

FOR AND IN 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 ACKNOWLEDGE, WE,

John J. Faldetta, Jr. and wife, Susan M. Faldetta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul M. Karp and wife, Marian M. Karp

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 the easterly 50 feet of Lot No. 53 on the Plan of the West End Annex, as subdivided by Sylvan Park Land Company, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 53 fronts 50 feet on the southerly margin of Nebraska Avenue, formerly known as 8th Avenue, and extends back between parallel lines with the westerly margin of 41st Avenue, North, formerly Sylvan Street, 157.9 feet to an alley.

Being the same property conveyed to John J. Faldetta, Jr. and wife, Susan M. Faldetta, by Warranty Deed from Bret D. Haines and wife, Leslie G. Haines, of record in Instrument #20010927-0104810, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 4101 Nebraska Avenue, Nashville, Tennessee 37209.

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 in 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 my/our hand(s) this 19th day of January, 2006.

John J. Faldetta, Jr.

Susan M. Faldetta

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, John J. Faldetta, Jr. and wife, Susan M. Faldetta, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2006.

Notary Public

My Commission Expires: 7-19-08

RETURN TO:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067