FILE NO. SP44687

FORM NO. WD-1

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 20 06

Notary Public

MY COMMISSION EXPIRES: 7/29/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY D. DIBB	COUNTRYWIDE	105-1-122
(NAME)	(NAME)	
1009 VILLA PLACE	P.O. Box 10423	10W 4760
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37212	VAN NUYS CA 91410	
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE CARL MASSARO and LORI EVANS, Husband and Wife

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

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. 17 on the Map of B. F. Shields' Heirs' Plan of record in Book 57, Page 31, of the Register's Office for said County. Said Lot No. 17 fronts 50.25 feet on the westerly side of Villa Place, or Avenue and runs back between parallel lines 150.6 feet to an alley, in the rear on which it measures 50.15 feet.

Being the same property conveyed to Carl Massaro and Lori Evans, Husband and Wife, by deed from Etta Floyd and Elsie Gilbert, the Heirs to the Estate of Mary R. Crite, of record in Instrument Number 20051205-0146128, and re-recorded in Instrument Number 20051031-0130839, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/31/06 12:09 2 pgs
Fees:13.00 Taxes:1073.00
20060531-0063775

This is unimproved ( ) improved (X) property, known as 1009 Villa Place, Nashville, Tennessee 37212
(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 hands this 26th day of May, 20 06

Carl Massaro by Alan L. Saturn atty in fact — CARL MASSARO

Lori Evans by Alan L. Saturn atty in fact — LORI EVANS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 20____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 20____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of May, 2006, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of CARL MASSARO and LORI EVANS, Husband and Wife, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said CARL MASSARO and LORI EVANS, Husband and Wife, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of May, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN