WARRANTY DEED

G-VRE-07-308

STATE OF ~~Tennessee~~ Washington
COUNTY OF ~~Davidson~~ Benton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Ben F. Goodman

Subscribed and sworn to before me this 18th DAY OF April, 2007.

Notary Public Tami Baron

MY COMMISSION EXPIRES: FEBRUARY 14, 2009
(AFFIX SEAL)

NOTARY PUBLIC STATE OF WASHINGTON TAMI BARON COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. States	American Home Mortgage	
308 Cedarcreek Drive (ADDRESS)	538 Broadhollow Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	173-1-238

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEN F. GOODMAN, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA R. STATES AND HUSBAND, KEVIN R. STATES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 43, MONTE CARLO, SECTION V, as shown on plat of record in Plat Book 6250, Page 383, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ben F. Goodman, a single man by Warranty Deed from Silviu Leseanu and wife, Cristina M. Leseanu, recorded on the 22nd day of March, 2006 in Instrument No. 20060322-0032738, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 6250, page 383, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 308 Cedarcreek Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of April, 2007.

Ben F. Goodman

Davidson County DEEDWARR
Recvd: 04/24/07 13:57 2 pgs
Fees:13.00 Taxes:471.75

20070424-0048854

STATE OF Tennessee
COUNTY OF Davidson

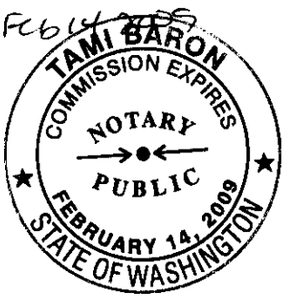
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben F. Goodman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2007.

Notary Public

My Commission Expires: Feb 14 2009

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903