THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 195,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2003

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 06/06/03 10:31 2pgs
Fees:13.00 Taxes:721.50
20030606-0078425

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARK M. SCHIMMENTI 911 Russell Street Nashville, Tennessee 37206	WELLS FARGO HOME MORTGAGE, INC. 4456 Corporation Lane Suite 100 Virginia Beach, Virginia 23462	MAP 82-16 PARCEL 426

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY FIVE THOUSAND AND NO/100---------- ($ 195,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we, HOLLY SCHAK AND CAROLINE VAN, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARK M. SCHIMMENTI, unmarried hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Section 2, Aeby Subdivision of record in Plat Book 6250, page 579, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 64.0 feet on the northeasterly margin of Russell Street and extends back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Holly Schak and Caroline Van by deed from Thomas D. Desanto, unmarried, of record as Instrument No. 20001004-0098226 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 911 Russell Street, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Section 2, Aeby Subdivision of record in Book 6250, page 579, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of June, 2003.

HOLLY SCHAK

CAROLINE VAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOLLY SCHAK AND CAROLINE VAN, BOTH UNMARRIED, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2003.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public