BOX 15

This Instrument prepared by:
Bankers Title & Escrow Corporation
5409 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Benjamin Albert Schnitz 641 Old Hickory Blvd., #202 Brentwood, TN 37027	First Tennessee Home Loans 4000 Horizon Way Irving, TX 75063	Map 171-3-B Parcel 80

Davidson County DEEDWARR
Recvd: 08/08/03 08:58 2pgs
Fees:13.00 Taxes:693.75

20030808-0113107

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, National Residential Nominee Services, Inc., a Delaware Corporation, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Benjamin Albert Schnitz, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 32 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to National Residential Nominee Services, Inc., a Delaware Corporation, by deed from John C. Thoele, a single person, of record in Instrument No. 20030731-0108658, Register's Office for said County.

This is improved property known as 641 Old Hickory Blvd. #202, Brentwood, TN 37027e.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent

otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29 day of July, 2003.

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., A DELAWARE CORPORATION

By: _____

Its: Terri L. Warfield, Vice President

STATE OF Missouri
COUNTY OF St. Louis City

Personally appeared before me, the undersigned, a Notary Public of said county and state, Terri L. Warfield, V.P. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she as the Vice President of National Residential Nominee Services, Inc., a Delaware Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of July, 2003.

_____
Notary Public
Suzanne Buescher

My Commission Expires: 4/29/06

SUZANNE BUESCHER
Notary Public - Notary Seal
STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXP. APR. 29,2006

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $ 187,500.00.

_____
Affiant

Subscribed and sworn to before me this 31st day of July, 2003.

_____
Notary Public

My Commission Expires: 1/28/06

JANICE H. COLLINS
NOTARY PUBLIC
DAVIDSON COUNTY, TN