THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-2-07

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LARGE

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Risner, II (NAME)	David P. Risner and Janice M. (NAME)	MAP 108-3-A
930 Patio Drive (ADDRESS)	4720 Hessey Road (ADDRESS)	PARCEL 16
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND 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, United Guaranty Residential Insurance Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Risner, II

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 Unit number 16 of Lot 11 on the plan of the horizontal property regime on the Condominium Site Plan of Phase II, Section 3 of Patio Villa, as of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to United Guaranty Residential Insurance Company by instrument of record as document number 20031208-0175909, said Register's Office.

THIS CONVEYANCE IS MADE OF, BY and THROUGH the Grantor from and after the time Grantor took title. No warranties are expressly made and no warranties are to be implied. If any warranties are made, they run from and after the time Grantor took title and not further or otherwise.

Davidson County DEEDWARR
Recvd: 01/14/04 11:55 2pgs
Fees:13.00 Taxes:185.00

20040114-0005826

unimproved ( )
This is improved (X) property, known as 930 Patio Drive, Nashville, TN 37214
(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.

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 hand this 9th day of January, 2004

United Guaranty Residential Insurance Company
BY: Linda Schwinn AVP, ITS:
Premiere Asset Services, atty in fact

STATE OF CALIFORNIA
COUNTY OF San Bernardino

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Linda Schwinn with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Asst. Vice President of Premier Asset Services and the atty-in-fact respectivcly of the United Guaranty Residential Indurance Company, the within named bargainor, and corporation, and that she as such Assistant Vice President of Premier Asset Services, the atty-in-fact of Grantor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Linda Schwinn, the Assistant Vice Prsident of Premier Asset Service and attesting the same by the said the attorney-in-fact of United Guaranty Residential Insurance Company, having been so authorized.

Witness my hand and official seal at office at San Bernardino County, CA. on this the 9th day of January, 2004.

My commission expires _____

Notary Public

TIFFANY R. JOHNSON
Commission # 1445209
Notary Public - California
San Bernardino County
My Comm. Expires Oct 13, 2007