Davidson County DEEDWARR
Recvd: 04/26/04 08:23 2pgs
Fees:13.00 Taxes:144.30
20040426-0046774

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $39,000.00

Affiant

Subscribed and sworn to before me, this 16th day of March, 2004.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Notary Public
My commission expires: 9/4/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne Flit	HSBC Mortgage Corporation	133-15-A/60.00
320 Welch Road Unit K-2	10302 Eaton Place, Suite 250	
Nashville TN 37211	Fairfax, VA 22030	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert S. Biscan and wife, Evelyn A. Biscan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne Flit and husband Joseph Flit, hereinafter called the Grantees, their successors 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 K-2 of Pagoda Condominium, created under Tilt 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6111, Page 22,said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Robert S. Biscan and wife, Evelyn A. Biscan by deed dated 8/1/83 of record in Book 6119, Page 730, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County.

This property is improved property known as 320 Welch Road Unit K-2, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of March, 2004.

Robert S. Biscan by J. Young A.I.F.
Robert S. Biscan

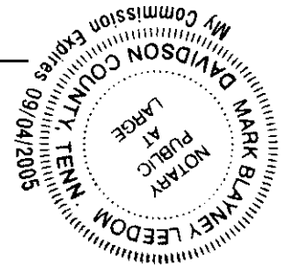
Evelyn A Biscan by J. Young, A.I.F.
Evelyn A. Biscan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jon S. Young, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, an d who further acknowledged that he is the attorney in fact for Robert S. Biscan and that he is authorized by Robert S. Biscan to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 16th day of March, 2004.

Notary Public



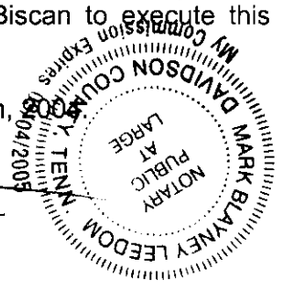
My Commission expires 9/4/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jon S. Young, 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 he is the attorney in fact for Evelyn A. Biscan and that he is authorized by Evelyn A. Biscan to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 16th day of March, 2004.

Notary Public



My Commission expires 9/4/05