PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/04 14:14 2pgs
Fees:13.00 Taxes:584.60

20040430-0049494

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 158,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/07

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00223

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy M. Schmitt	SunTrust Mortgage, Inc.	MAP:104-02
411 Oman Street	201 4th Avenue North, 7th Floor	Parcel:2.00CO
Nashville, TN 37203	Nashville, Tennessee 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KAREN ANGEL AND BLANCA RUTH MONSALVE, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMY M. SCHMITT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is inproved property known as 411 Oman Street, Nashville, TN 37203

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 29th day of April, 2004.

Karen Angel

Blanca Ruth Monsalve

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, KAREN ANGEL AND BLANCA RUTH MONSALVE, 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 at Brentwood, Tennessee , this 29th day of April, 2004.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 30, 2004
DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 411 of the Parthenon Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Parthenon Place Condominiums, of record in Instrument No. 20020919-0114323, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as Exhibit "C", of record aforesaid, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Parthenon Place Condominiums, as shown on Exhibit "E" to the Master Deed of record in Instrument Nos. 20020919-0114323, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Karen Angel and Blanca Ruth Monsalve, both unmarried, by Warranty Deed from Craighead Development, LLC, a Tennessee Limited Liability Company of record in Book 20021022-0129595, Register's Office for Davidson County, TN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.