WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-BPR-04-203

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Zissimos	Suntrust Mortgage, Inc.	
203 Abbott Glenn Court (ADDRESS)	201 4th Avenue North, 7th Floor (NAME) (ADDRESS)	116-12-G-203.00CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZP)	Nashville, TN 37219 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN A. RANKIN, AN UNMARRIED MAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BENJAMIN C. ZISSIMOS, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2-A on the plan of Abbott Glenn Condominiums, a horzontal property regime, as shown on Exhibit "A" to the Master Deed of record in Book 7364, page 361, as amended in Book 7366, page 665, and Book 7453, page 556, and of record in Book 6200, page 254, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brian A. Rankin, by deed from Dennis Scott, married, dated May 24, 2000, of record in Instr.#: 20000531-0054120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 203 Abbott Glenn Court, Nashville, Tennessee 37215
(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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 26th day of May, 2004.

Brian A. Rankin

Davidson County DEEDWARR
Recvd: 06/04/04 13:04 2pgs
Fees:13.00 Taxes:1239.50

20040604-0066131

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Russell Gill, a Notary Public in and for said County and State, the within named Brian A. Rankin , an unmarried man , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2004.

My Commission Expires: MAY 26, 2006

RUSSELL GILL NOTARY PUBLIC LARGE DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) 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 _____.

Witness my hand and official seal at office at _____ on this the 26th day of May, 2004.

My Commission Expires _____ _____

Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800