WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST 2004. NOTARY PUBLIC MY COMMISSION EXPIRES 9-30-06

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37203

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Alessandro Rustioni	Davidson Ch. Reg. Deeds	MAP: 117
1721 Sweetbriar Avenue	800 2nd Ave. N.	GROUP: 4
Nashville, TN 37212	Nashville, TN 37201	PARCEL: 410.00

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,

ROBERT J. YEISER, JR., UNMARRIED,

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

ALESSANDRO RUSTIONI, A SINGLE MAN,

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 improved property known as 1721 Sweetbriar Avenue, Nashville, TN 37212

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 my hand on the 31st day of August, 2004.

Robert J. Yeiser, Jr. by Virginia Degerberg, attorney in fact

Robert J. Yeiser, Jr. by Virginia Degerberg, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 31st day of August, 2004, before me personally appeared Virginia Degerberg to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert J. Yeiser, Jr. and acknowledged that she executed the same as the free act and deed of said Robert J. Yeiser, Jr..

Witness my hand and official seal at Nashville, Tennessee.

Notary Public My Commission Expires: 9-30-06

SUZANNE E. MATTHEWS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/07/04 10:04 2pgs
Fees:13.00 Taxes:980.50

20040907-0107513

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-subdivision of Lot Two-Fiftynine on the Plan of Belmont Land Company's "Belmont Heights", as of record in Book 5190, Page 272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert J. Yeiser, Jr. by Warranty Deed from Damon Fierro, married, and Michael Chang, unmarried, dated April 30, 2003 and recorded May 2, 2003 in Instrument Number 20030502-0058843, Register's Office for Davidson County, Tennessee..

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.

This instrument is being executed in behalf of Robert J. Yeiser, Jr. pursuant to a power of attorney executed by the same on August 2004, and being filed for in Instrument # 20040905-0107512, Register's Office for Davidson County, Tennessee.

RY by VD