Davidson County DEEDWARR
Recvd: 10/01/04 14:59 2pgs
Fees:13.00 Taxes:347.43

20041001-0118759

WARRANTY DEED

B-ERA-04-0711

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Addie E. Mair
Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: JUNE 1, 2007

(AFFIX SEAL)

RUDY TITLE & ESCROW, LLC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Addie E. Mair	GN Mortgage, LLC	
711 Kent Road #711 (ADDRESS)	(NAME) 2606 Corporate Ave., Ste. 215 (ADDRESS)	096-09-0-A 711.00 CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38132 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEN D. SCHNEIDER, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADDIE E. MAIR, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. B-711 ON THE PLAN OF EMERY PLACE CONDOMINIUMS, AS RECORD IN PLAT BOOK 6250, PAGE 719, 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 BENJAMIN D. SCHNEIDER, UNMARRIED BY WARRANTY DEED FROM MARINA JELIC-BRIGGS AND TYRUS SHERARD BRIGGS, RECORDED THE 4TH DAY OF JUNE, 2003 IN DEED INSTRUMENT NO. 200306040076846 IN THE REGISTER'S OFFICE OF 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 711 Kent Road #711, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of September, 2004.

Ben D. Schneider

STATE OF Tennessee
COUNTY OF Davidson

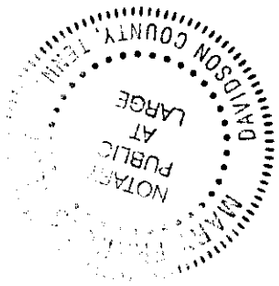
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben D. Schneider, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL) 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903