RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43734

Davidson County DEEDWARR
Recvd: 03/30/05 15:12 2 pgs
Fees:13.00 Taxes:917.23
20050330-0034719

# WARRANTY DEED

G-MM-05-6641

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OE March, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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 |
|---|---|---|
| David B. Schwartz | American Mortgage Network INC. (NAME) | |
| 6641 Valley Park Dr. (ADDRESS) | 11625 Rainwater DR. Bldg. 500 Suite 650 (ADDRESS) | |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Alpharetta GA 30004 (CITY) (STATE) (ZIP) | 126-16-0A-058.00 CO |

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 JOHN R. SIMON, JR. AND WIFE, CECELIA S. SIMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID B. SCHWARTZ AND WIFE, AMANDA B. SCHWARTZ, 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 LOT NO. 58 ON THE PLAN OF RIVERWALK, PHASE 1A, SECTION 1, AND PHASE 1B, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD UNDER INSTRUMENT NO. 20011026-0117231, 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 JOHN RAY SIMON, JR., A SINGLE PERSON BY SPECIAL WARRANTY DEED FROM TURNBERRY HOMES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY RECORDED THE 5TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030605-0078030, 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 including those listed in Instrument Number 20011105-0121083 and 1st Amendment in Instrument Number 20020424-0050565; Instrument No. 20011105-0121083 and Instrument No. 20020424-0050565; Instrument Number 20020425-0051371; Book 513, page 396; Book 751, page 375; Book 787, page 7; Instrument Number 20011026-0117231; Book 7526, page 315; Book 7526, page 318; Book 7526, page 324; Instrument Number 20010706-0072536; Book 4205, page 194; Book 4226, page 715; Book 4257, page 647; Instrument Number 20011024-0115969; Instrument Number 20020424-0050564; Instrument Number 20010919-0101280; Instrument Number 20010919-0101279, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6641 Valley Park Dr., Nashville, Tennessee 37221
(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 25th day of March, 2005.

John R. Simon, Jr. by Monte Mohr
attorney-in-fact

Cecelia S. Simon by Monte Mohr
attorney-in-fact

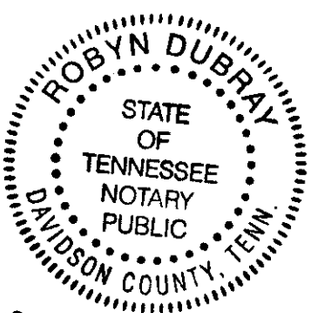
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Monte Mohr, 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 John R. Simon, Jr. and Cecelia S. Simon and acknowledged that he/she executed the same as the free act and deed of the said John R. Simon, Jr. and Cecelia S. Simon.

Witness my hand and official seal at
Nashville, Tennessee
on this the 25th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 5/24/08




My Commission Expires MAY 24, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903