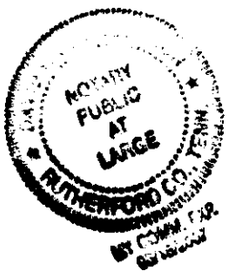
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Massimiliano Esposito	~~Massimiliano Esposito~~	162.16-0-021.00
(NAME) 1205 Clubhouse Ln.	(NAME) Same as Above	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/29/05 14:07 2 pgs
Fees:13.00 Taxes:414.40
20050629-0074889

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barry Zeitlin and wife, Linda Zeitlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Massimiliano Esposito, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30-A on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, and 58 through 66, as of record in Book 6250, page 314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin, by Deed from Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary, dated December 18, 1998, and recorded February 25, 1999, in Book 11355, page 779, said Register's Office.

unimproved

This is improved ✓ property, known as 1205 Clubhouse Lane, Antioch, TN 37013
(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 hand this 29 day of JUNE, 2005.

Barry Zeitlin

Linda Zeitlin, by Barry Zeitlin, Attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal this 29 day of JUNE, 2005.

David Paul Arnold
NOTARY PUBLIC

My Commission Expires: 3/18/07

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP. 03/18/2007

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 29 day of JUNE, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barry Zeitlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Zeitlin and acknowledged that he executed the same as the free act and deed of the said Linda Zeitlin.

WITNESS my hand and seal at this the 29 day of JUNE, 2005.

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP. 03/18/2007

David Paul Arnold
NOTARY PUBLIC

My Commission Expires: 3/18/07