WARRANTY DEED

G-CBB-06-2725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,300.00

Affiant

Subscribed and sworn to before me this 30th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

JEFFERY D. ARRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
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:	
Ronald E. Schmelzer, Jr.	Countrywide Home Loans	My Commission Expires JAN 24, 2009
2725 Linmar Avenue (ADDRESS)	801 Crecent Centre DriveSte (NAME)	510/104-14D-28.00 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (ADDRESS) (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 MARNI JENNIFER PENTA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD E. SCHMELZER, JR., 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2725 LINMAR PLACE III, AS SHOWN ON A PLAN MARKED EXHIBIT "C" IN MASTER DEED OF RECORD IN BOOK 7887, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARNI JENNIFER PENTA, UNMARRIED BY WARRANTY DEED FROM JOHN R. REID, JR., UNMARRIED RECORDED AUGUST 8, 2003 IN INSTRUMENT NO. 20030808-0113638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 7887, Page 617; Book 7887, Page 594; Book 8103, Page 984; Book 7887, Page 558; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2725 Linmar Avenue, 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 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 30th day of January, 2006.

Marni Jennifer Penta

Davidson County DEEDWARR
Recvd: 02/13/06 15:32 2 pgs
Fees:13.00 Taxes:637.51

20060213-0017443

STATE OF Tennessee
COUNTY OF Davidson

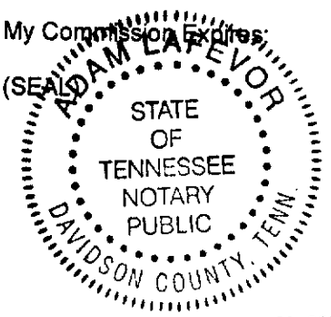
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marni Jennifer Penta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903