Davidson County DEEDWARR
Recvd: 05/26/06 12:27 2 pgs
Fees:13.00 Taxes:998.63

20060526-0062301

CHAD ANTHONY WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR TRANSACTION IS $ 269,900.00

Michael E. Anderson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: APRIL 24, 2006

NOTARY PUBLIC

COMMISSION EXPIRES: 8-16-09

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

MAXIMUM TITLE, LLC
612 OLIVE BRANCH ROAD
SMYRNA, TENNESSEE 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
MICHAEL ANDERSON 911 Russell Street Nashville, TN, 37206	SAME	082.16-0-426.00

FOR AND IN 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, I/WE, MARK M. SCHIMMENTI, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, MICHAEL E. ANDERSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on the Plan of Section 2, Aeby Subdivision of record in Plat Book 6250, page 579, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 2 fronts 64.00 feet on the northeasterly margin of Russell Street and extends back between parallel lines 170.00 feet to an alley.

Being the same property conveyed to Mark M. Schimmenti, unmarried by virtue of a Warranty Deed dated June 2, 2003 of record as Instrument No. 200306060078425, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 911 Russell Street, Nashville, TN, 37206

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. Whenever 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, this day on APRIL 24, 2006.

Mark M Schimmenti BY [signature] Power of Attorney

MARK SCHIMMENTI BY JOHN DONELSON, POWER OF ATTORNEY

POWER OF ATTORNEY NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN DONELSON 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 in behalf of Mark M. SCHIMMENTI and acknowledged that he executed the same as the free act and deed of the said MARK M. SCHIMMENTI.

Witness my hand and official seal at office at nashville, Tennessee on April 24, 2006

Notary Public

Commission Expires: 8-16-09

CHAD ANTHONY WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires