Davidson County DEEDWARR
Recvd: 01/04/08 09:58 2 pgs
Fees:13.00 Taxes:5671.24

20080104-0000994

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,532,768.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2007. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joseph T. Schimenti and Jamie K. Schimenti 4302 Wallace Lane Nashville, TN 37215	New Owner Same	13008007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOSEPH T. SCHIMENTI AND WIFE JAMIE K. SCHIMENTI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Sneed Estates, as of record in Book 2133, Pages 10 and 11, as amended in Book 5817, Page 771, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee General Partnership by Warranty Deed for Douglas Dimond and wife, Charlene Cunniffe of record in Instrument No. 20061201-0418786, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien due and payable but not yet delinquent, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2133, page 10, Register's Office for Davidson County, Tennessee.

   a) Amendment and Change of Plat of Sneed Estates, of record in Book 5817, Page 771, Register's Office for said County.

This is improved property known as: **4302 Wallace Lane Nashville,TN 37215**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of December, 2007.

HR PROPERTIES OF TENNESSEE,
A General Partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY,** with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **Managing Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of December, 2007

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

_____
Notary Public

My Commission Expires: _____