RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of July, 2004, by and between National Transfer Services, LLC, a Texas limited liability company, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and Frank Tong and wife, Adriane Seiffert, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number ** in the said Register's Office of Davidson County, Tennessee. ** 2004 0719. 0086030

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/19/04 15:24 3pgs
Fees:18.00 Taxes:1683.50



20040719-0086031

National Transfer Services, LLC, a Texas Limited liability company

KELLI STRAIT
Notary Public, State of Texas
My Commission Expires 05-03-2005

By: Ryan Sheffield

Its: Authorized Signatory



STATE OF Texas
COUNTY OF Harris

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Ryan Sheffield, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized signatory (Manager, Chief Manager, Sole Member, Member, or other authorized signatory, as the case may be) of National Transfer Services, LLC, a Texas limited liability company, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 12 day of July, 2004.

Kelli Strait
Notary Public

My commission expires: 05-03-05

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of July, 2004.

Notary Public

My commission expires: 03.22.05

Property Address: **3323 ACKLEN AVENUE, NASHVILLE, TN 37212**

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Name and address of property owner, and mail tax bills to:

Prime Home Mortgage, Inc.
2 Pine Lakes Parkway, North #4
Palm Coast, FL 32137

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, page 125, Register's Office for said County.

Said Lot No. 80 fronts 60 feet on the southerly margin of Acklen Avenue and extends back 172.5 feet on the easterly line and 172 feet on the westerly line in an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to Peter L. K. Wooten and wife, Renata Soto-Rojas, by deed from Nell Virginia Bowen of record in Book 10248, Page 681 Register's Office for Davidson County, Tennessee.

This is improved property known as 3323 Acklen Avenue, Nashville, Tennessee 37217.

Exhibit B

(a) Taxes for 2004 for Davidson County, a lien not yet due and payable.
(b) Subject to all matters shown on the Plan of Record in Plat Book 332, page 125, said Register's Office.

Tax I.D. #10406010000

This instrument prepared by:
King, Turnbow & Brisby
203 3rd Ave. S.
Franklin, TN 37064

After Recording Return to:
_____
_____
_____