PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:( ) Title No: 45826
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/27/04 11:04 2pgs
Fees:13.00 Taxes:1272.80
20040827-0103809

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William R. Stejskal III Jean M. Stejskal 4310 Leland Lane Nashville, Tennessee 37204	President Funding Associates P.O. Box 5913 Santa Rosa, CA 95402-5913

TAX MAP-PARCEL NUMBERS: 132-05-170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$344,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas A. Sass and spouse, Sheila D. Sass**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William R. Stejskal III and spouse, Jean M. Stejskal** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Two, Glendale Park of record in Book 1130, page 61, to which plan reference is made for a more complete description thereof.

Being the same property conveyed in title to the land hereinafter described is vested in Thomas A. Sass and wife, Sheila D. Sass by deed from Joe Miles and wife, Marcia P. Miles of record in Book 9596, page 712, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 61, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is made for a more complete description thereof.

This is improved property, known as: 4310 Lealand Lane, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2004.

Thomas A. Sass

Sheila D. Sass

State of TENNESSEE

County of DAVIDSON

On this 23rd day of August, 2004 , before me the undersigned authority, personally appeared Thomas A. Sass and Sheila D. Sass , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $344,000.00

Affiant

Sworn and subscribed before me this the 23rd day of August, 2004

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary Public