WARRANTY DEED

B-PFG-05-212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

James F. Janowiak
Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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:	My Commission Expires JUNE 28, 2005
James F. Janowiak	New Owner ~~Tennessee Funding Company~~	
212 Berry Street	(NAME) 1514 Nesbitt Lane	82-7-251.00
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(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 TAREK E. SALEM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES F. JANOWIAK, unmarried, 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, DESCRIBED AS FOLLOWS:

BEING LOT NO. 127 ON THE PLAN OF BRYAN'S ADDITION TO EDGEFIELD, AS SHOWN OF RECORD IN BOOK 21, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH MARGIN OF BERRY STREET 450 FEET WEST OF THE WESTERLY MARGIN OF MERIDIAN AVENUE; THENCE RUNNING WITH BERRY STREET WESTWARDLY 50 FEET; THENCE SOUTHWARDLY 165 FEET TO AN ALLEY; THENCE WITH SAID ALLEY, EASTWARDLY 50 FEET; THENCE NORTHWARDLY 165 FEET TO THE POINT OF BEGINNING.

NOTE: SAID DESCRIPTION ABOVE CORRECT THE DESCRIPTION CONTAINED IN THE PREVIOUS DEEDS.

BEING THE SAME PROPERTY CONVEYED TO TAREK E. SALEM BY WARRANTY DEED FROM ALAN ABRAMS, RECORDED THE 4TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031104-0161432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 212 Berry Street, Nashville, Tennessee 37207
(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 18th day of April, 2005.

Tarek E. Salem

Davidson County DEEDWARR
Recvd: 04/22/05 14:11 2 pgs
Fees:13.00 Taxes:114.70
20050422-0045203

STATE OF Tennessee
COUNTY OF Davidson

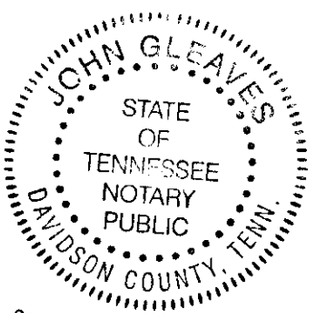
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tarek E. Salem, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 18th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903