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20050505-0050236

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

Preparer's File #-05C0164

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2005.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Janowiak	New Owner	52-1-256
739 Oakdell Avenue		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JAMES JANOWIAK, 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:

Being Lot No. 11 of Block "B" on the Plan of the Resubivision of Power & Roth's Subdivision as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian Properties, Inc. by deed from Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee and Custodian by: Saxon and Mortgage Services, Inc. fka Meritech Mortgage Services, Inc. of record in Instrument No. 20050309-0026114, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **739 Oakdell Avenue, Madison, Tennessee 37115**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **20th** day of **April, 2005**:

President

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II
Title: President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E. Christian, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II, President.

Witness my hand and official seal at Brentwood, Tennessee , this 20th day of April, 2005.

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-29-06