Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/13/05 10:11 1 pgs
Fees:13.00 Taxes:388.50

20050513-0054145

WARRANTY DEED

Preparer's File #-05E0271

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF MAY, 2005.

Notary Public

(Affix Seal)

My Commission Expires:

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 F. Janowiak and Christian Properties, Inc.	Fifth Third Bank	82-16-398
900 Shelby Avenue	424 Church Street, Suite 600	
Nashville, Tennessee 37206	Nashville, Tennessee 37219	

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, JAMES F. JANOWIAK AND VAN CHRISTIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES F. JANOWIAK AND CHRISTIAN PROPERTIES, INC., 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 being Lot No. 10 on the Plan of Confederate Hill Logs, as of record in Book 57, page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular legal description.

Being the same property conveyed to Secretary of Housing and Urban Development of Washington, D.C. by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee, as of record at Instrument Number 20050112-0004363, Register's Office for Davidson County, Tennessee.

Being further conveyed by the Secretary of Housing and Urban Development to James F. Janowiak and Van Christian by instrument of record at Instrument Number 20050513-0054144, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **900 Shelby Avenue, Nashville, Tennessee 37206**

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 **9th** day of **May, 2005**:

James F. Janowiak

Van Christian

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES F. JANOWIAK AND VAN CHRISTIAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 9th day of May, 2005.

My Commission Expires: 7-17-06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.