return to:

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. ~~306~~ 202
Madison, TN 37115

WARRANTY DEED

TERINA C. GARRISON NOTARY PUBLIC ROBERTSON CO. TENN. AT LARGE

MY COMMISSION EXPIRES: JAN. 25, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,356.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/27/05 14:21 2 pgs
Fees:13.00 Taxes:1163.12

20050627-0073672

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Michael D'Angelo	SunTrust Mortgage, Inc	172-9 A
(NAME)	(NAME)	(MAP)
1221 Lighthouse Place	PO Box 57028	260
(ADDRESS)	(ADDRESS)	~~(PARCEL)~~
Brentwood, TN 37027	Irvine CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, The Jones Company of Tennessee, L.L.C. hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Louis Michael D'Angelo and Robin Kathleen Tunstall, tenants in common, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 214 on the Plan of Section Five-B, Banbury Crossing (a Planned Unit Development) of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, from Jones Land Company, LLC, a Tennessee limited liability company, by quitclaim deed of record at Instrument No. 20050314-0027636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1221 Lighthouse Place, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 June, 2005.

The Jones Company of Tennessee, L.L.C.

Deborah P. Buford
Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of June, 2005.

Patricia H. Erskine

Notary Public

My Commission Expires: 11-24-07

PATRICIA H. ERSKINE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.