This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 09/02/05 08:37 2 pgs
Fees:13.00 Taxes:573.50
20050902-0105385

ADDRESS NEW OWNER:
Victor Jungkurth and Tracia H. Jungkurth
P. O. Box 291823
Nashville TN 37229

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 095-16-0
PARCEL 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roy B. Stewart and wife, Michele R. Stewart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Victor Jungkurth and wife, Tracia H. Jungkurth, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 32, on the Plan of Lakeland, of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy B. Stewart by deed from Jim Smith Realtors of record in Book 9893, Page 457, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 2133, Page 15, in said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 322 Emery Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Victor Jungkurth and wife, Tracia H. Jungkurth, their heirs and assigns, forever; and we, Roy B. Stewart and wife, Michele R. Stewart, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of August, 2005.

Roy B. Stewart

Michele R. Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roy B. Stewart and wife, Michele R. Stewart, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness our hands and official seal at Nashville, Tennessee, this the 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 155,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008