This Instrument Was Prepared By:

Mooreland Title Company, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 11/30/05 09:43 2 pg
Fees:13.00 Taxes:447.70

20051130-0143761

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of Nov., 2005.

Notary Public

My Commission Expires: 3.6.06

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Tiffiny A. Tung Steven A. Wernke 1801 Stewart Place Nashville, TN 37203	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619	105-11-66.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **S. Shalene France,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tiffiny A. Tung and Steven A. Wernke, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Williamson County, Tennessee, Being Lot No. 34 on the Plan of Hamilton Property, Subdivision of Lot 15 and resubdivision of parts of Lots 11, 12 and 13, Horton Plan, recorded in Chancery Court Book 1, page 44, original subdivision of parts of Lots 11, 12 and 13, recorded in Book 974, page 17, Register's Office for Davidson County, Tennessee, and now being of record in Book 974, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to S. Shalene France by deed from Darren W. Stuart of record in Instrument No. 20020301-0026048, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2006 and all subsequent years, a lien, but not yet due and payable.
2. Plan of record in Chancery Court Book 1, page 44, Chancery Court Clerk's Office for Davidson County, Tennessee.
3. Plan of record in Book 974, page 17 and Book 974, page 91, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1801 Stewart Pl., Nashville, TN 37203

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of November, 2005.

By: S. Shalene France

S. Shalene France

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared S. Shalene France, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 28th day of November, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

