Davidson County DEEDWARR
Recvd: 04/28/06 13:30 2 pgs
Fees:13.00 Taxes:365.93

20060428-0048970

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$98,900.00 Heather Kaiser
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|11th DAY OF April, 2006.
| Deborah Tubbs
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DEBORAH TUBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny & LeeAnn Dile 221 Roosevelt Ave Madison, TN 37115	America's Wholsale Lender 4500 Park Granada MSN SVB-314 Calabasas, CA 91302-1613	Map 43-05 Parcel 59

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

STJ, L.P., a Tennessee Limited Partnership

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Danny Dile and wife, LeeAnn Dile

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 AND THE EAST 16 FEET OF LOT NO. 14 AND THE WEST 18 FEET OF LOT NO. 16 OF BLOCK "A" ON THE MAP OF KENNASTON ESTATES, AS OF RECORD IN BOOK 843, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 84 FEET ON THE NORTH SIDE OF ROOSEVELT STREET AND RUNS BACK BETWEEN LINES 137.5 FEET ON THE WEST LINE OF PART OF LOT NO. 14 AND 138.4 FEET ON THE EAST LINE OF PART OF LOT NO. 16 TO A DEAD LINE IN THE REAR, ON WHICH THEY MEASURE 84 FEET.

BEING THE SAME PROPERTY CONVEYED TO STJ, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM RONALD D. CHANCE AND WIFE, NANCY A. CHANCE, DATED JUNE 11, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040611-0069509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 83, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 221 Roosevelt Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 11th day of April, 2006.

STJ, L.P., a Tennessee Limited Partnership

Robert O. Frensley General Partner
Robert O. Frensley, General Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Robert O. Frensley, General Partner for STJ, L.P., a Tennessee Limited Partnership, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of April, 2006.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076