(i)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 06/18/08 10:00 3 pgs
Fees:18.00 Taxes:3922.00

20080618-0062617

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,060,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2008

Notary Public

MY COMMISSION EXPIRES: May 1, 2010

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel D. Viner	SunTrust Mortgage, Inc.	MAP 116-15
433 Royal Oaks Drive	PO Box 57028	PARCEL 035.00
Nashville, TN 37205	Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lyn W. Givens, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel D. Viner and wife, Jessica G. Viner**

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. 3 on the Plan of Resubdivision of Royal Oaks, Section B of record in Plat book 1424, page 89, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lyn W. Givens by deed from Francis E. Carter, III of record in Instrument No. 20010625-0067125, Registers office for Davidson County, Tennessee. Being further conveyed to Lyn W. Givens by deed from Timothy Gerard Givens of record in Instrument No. 20040421-0045260, Registers office for Davidson County, Tennessee, dated April 5, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **433 Royal Oaks Drive, Nashville, TN 37205.**

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( ) this the 12th day of June, 2008.

Lyn W. Givens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lyn W. Givens** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of June, 2008.

My Commission expires May 6, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of June, 2008.

My Commission expires _____

_____
Notary Public

TAX PRORATION AGREEMENT

Re: **433 Royal Oaks Drive, Nashville, TN 37205**

Date: June 12, 2008

The undersigned buyers and sellers understand that the real estate taxes on the above referenced property have been prorated based on the best available information as of the date of closing. In the event of a reassessment by the county tax assessor or, a change in the applicable tax rates, property taxes for the current year will change accordingly. The parties agree to re-prorate the taxes among themselves in the event of an increase or decrease from the amounts used for closing.

The undersigned parties hereby agree to accept the prorations as final and hold harmless Bankers Title & Escrow Corporation, from any recourse or liability which may arise therefrom.

BUYER(S):

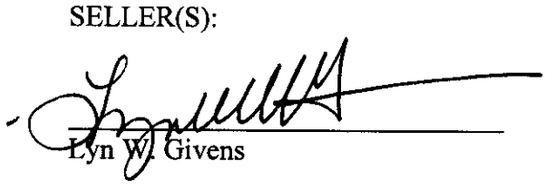
_____

Daniel D. Viner

_____

Jessica G. Viner

SELLER(S):



Lyn W. Givens

_____