Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/03/05 09:55 1 pg
Fees:13.00 Taxes:580.90

20050803-0090825

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF JULY, 2005.

Notary Public

My Commission Expires: 7/1/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-05G0425

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Douglas D. Metz	Franklin American Mortgage Co.	83-8-40
2408 Dalebrook Court	501 Corporate Center, suite 400	
Nashville, Tennessee 37206	Franklin, TN 37067	

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, PHILLIPS, BROWN & MINGLE, LLC, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto DOUGLAS D. METZ, hereinafter called the Grantee(s), their heirs and assigns, that 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. 231 on the plan of Section Six, Eastland Acres, as of record in book 2330, page 129, said Register's Office. Said Lot No. 231, which is a corner lot, fronts 129.8 feet on the southerly margin of Dalebrook Court and fronts 140.9 feet on the Westerly margin of Dalebrook Lane, said frontages being joined by a curve having a length of 38.70 feet, and extends back 181.3 feet on the Southerly line and 200.0 feet on the Westerly line to a point of intersection. Notwithstanding the above description, said acreage is for legal purposes only and does not guarantee the quantity of land described herein.

Being the same property conveyed to Phillips, Brown and Mingle, LLC by Warranty Deed from Christian Properties, Inc. of record in Instrument No. 20041117-0137892, dated 11/15/2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2408 Dalebrook Court, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 29th day of **July, 2005**:

PHILLIPS, BROWN & MINGLE, LLC

By: DAMIAN MINGLE

Title: OPERATING MGR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared DAMIAN MINGLE (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the OPERATING MANAGER (Title) of **PHILLIPS, BROWN & MINGLE, LLC**, the within named bargainor, a corporation, and that such president or officer as such OPERATING MANAGER (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as DAMIAN MINGLE (Name), OPERATING MANAGER (Title).

Witness my hand and official seal at Brentwood, TN, this 29th day of July, 2005.

Notary Public

My Commission Expires: 7/1/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.