Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/01/05 10:01 2 pgs
Fees:13.00 Taxes:395.90
20051201-0144297

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2005.

Notary Public
My commission expires: 11-14-2009

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0511-33229

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew Garrison	First Horizon Home Loan Corp.	108-07-0-005
3109 East Lake Drive	100 Bluegrass Commons, Suite 100	
Nashville TN 37214	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Victory Investment Properties, LLC, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Matthew Garrison, hereinafter called the Grantee, his successors 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. 80 on the Revised Plan of East Lake Subdivision, Section 2, of record in Book 5200, Page 299, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victory Investment Properties, LLC by deed from Rick Piliponis, dated August 24, 2005, of record in Instrument No. 20050909-0108426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3109 East Lake 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 Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 22nd day of November, 2005.

Victory Investment Properties, LLC
By Susan Minzak, its Chief Operating Officer

Victory Investment Properties, LLC
By Deborah Mann, its Tax Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Minzak, the Chief Operating Officer and Deborah Mann, the Tax Officer of Victory Investment Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 22nd day of November, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09