WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2006

Notary Public: E. Mannix

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark A. Bader	Franklin American Mortgage	Map 135
408 Longhunter Court	501 Corporate Center Drive	Group 11-0-C
Nashville, TN 37217	Franklin, TN 37067	Parcel 37-CO

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

Adolpho A. Birch, Jr., a single person

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mark A. Bader

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:

BEING Lot No. 37, on the Plan of Phase One, Nashboro Village - Tract 18, of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Adolpho A. Birch, Jr., a single person, by deed from Westminster Homes of Tennessee, Inc., of record in Instrument 20010525-0054882, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 581; Instrument 20010322-0027767; Instrument 20001031-0108075; Instrument 20000627-0063887; Instrument 20021211-0152723; and Book 11703, Page 621, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, said Register's Office; (3) All matters of record in Plat Book 4660, Page 159, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20010314-0024179, said Register's Office; (5) Lease Agreement of record in Book 10690, Page 327, said Register's Office; (6) Easement to NES of record in Book 11594, Page 299, said Register's Office; (7) Sanitary Sewer Easement of record in Book 4860, Page 73, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 408 Longhunter Court, Nashville, TN 37217

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 13th day of January, 2006.

Adolpho A. Birch, Jr.

Davidson County DEEDWARR
Recvd: 01/18/06 10:38 2 pgs
Fees:13.00 Taxes:647.50

20060118-0006581

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 Adolpho A. Birch, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 2006.

Notary Public

My Commission Expires: ~~01/24/09~~
3/31/07

JAMIE GRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.